

BOARD MEETING AGENDA

Tuesday, February 18, 2025

5:30 – 6:30 p.m.



Participation in this meeting is virtual

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 • Approve January Board Meeting Minutes • Approve January and February Concurrence Requests
5:33	Discussion/Approval	3. Staff Updates • Resolution: Approve 2025 Incentive Plan • Executive Report – Jamie and Jared • Real Estate Updates • Public Safety Updates
6:10	Discussion	4. Board Business – Cindy Ju • March Board Retreat (In-Person) at Beacon Pacific Village – 4-7pm • 50th Anniversary Activities Overview – Jerilyn Young/Kyle Igarashi • Tours & Events • Sponsorship/Outreach
6:30	Action	5. Adjourn – Cindy Ju

Important meeting dates:

- Next Board Meeting & Board Retreat – March 18, 2025 - 4-7pm at Beacon Pacific Village– IN-PERSON
- 50th Anniversary Tour – March 29

****Executive sessions may be held:**

- | | |
|--|---|
| ☐ Lease or purchase of real estate if there's a likelihood that disclosure would increase the price | ☐ Consideration of the minimum offering price for sale or lease of real estate if there's a likelihood that disclosure would decrease the price. |
| ☐ Negotiations on the performance of a publicly bid contract | ☐ Complaints or charges brought against a public officer or employee |
| ☐ Qualifications of an application for public employment | ☐ Performance of a public employee |
| ☐ Agency enforcement actions (requires legal counsel present) | ☐ Current or potential litigation (requires legal counsel present) |
| ☐ 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 25-02-18-01

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 January Board Meeting Minutes
- Approve January and February Concurrence 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.

January and February 2025 Items

Community Initiatives

Property Operations

Filipino American National Historic Society signed a three-year lease commencing Feb. 1, 2025, at 619 Bush Hotel.

FANHS		
Rent Year	Base Rent	Total
Feb. 1, 2025 – Dec. 31, 2025	\$1135.46	\$12,490.06
Jan. 1, 2026 – Dec. 31, 2026	\$1169.52	\$14,034.24
Jan. 1, 2027 – Dec. 31, 2027	\$1204.61	\$14,455.32
		\$40,979.62

Puget Sound Alliance for Economic and Social Change signed a three-year lease commencing January 1, 2025, at 103 & 104/105 New Central. This is a huge win for our department since 104/105 have been vacant since 2020.

Puget Sound Alliance for Economic and Social Change		
Rent Year	Base Rent	Total
Jan. 1, 2025 – Dec. 31, 2025	\$3100	\$37,200
Jan. 1, 2026 – Dec. 31, 2026	\$3193	\$38,316
Jan. 1, 2027 – Dec. 31, 2027	\$3289	\$39,468
		\$114,984

Real Estate Development

Expenditure Certification Memorandum

DATE: **01/31/2025**
 TO: **Board of Directors**
 FROM: **Winston Samson, Director of Finance**
 RE: **January 2025 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	585	to	625	\$	112,034.31
Electronic Funds Transfers	General Checking		eft		\$	130,401.22
				13th & Fir	\$	242,435.53
Computer Run Checks	General Checking	150	to	174	\$	32,744.10
Electronic Funds Transfers	General Checking		eft		\$	14.85
				Atlas	\$	32,758.95
Computer Run Checks	General Checking	2358	to	2376	\$	48,881.86
Electronic Funds Transfers	General Checking		eft		\$	14,055.07
				Bush Hotel Commercial	\$	62,936.93
Computer Run Checks	General Checking	1973	to	1978	\$	24,995.11
				Bush Hotel Condo	\$	24,995.11
Computer Run Checks	General Checking	247	to	247	\$	3,000.00
Electronic Funds Transfers	General Checking		eft		\$	19,567.49
				Bush Hotel QalicB	\$	22,567.49
Computer Run Checks	General Checking	1912	to	1939	\$	73,521.20
Electronic Funds Transfers	General Checking		eft		\$	20,811.30
				Bush Hotel Residential	\$	94,332.50
Computer Run Checks	General Checking	179	to	183	\$	8,786.54
				CIDPDA	\$	8,786.54
Computer Run Checks	General Checking	4464	to	4483	\$	87,096.91
Electronic Funds Transfers	General Checking		eft		\$	22,121.80
				DVA	\$	109,218.71
Electronic Funds Transfers	General Checking TCB		eft		\$	77.12
				Hing Hay Coworks	\$	77.12
Computer Run Checks	General Checking	1435	to	1454	\$	73,945.58
Electronic Funds Transfers	General Checking		eft		\$	15.00
				IDVS1 Commercial	\$	73,960.58

Computer Run Checks	General Checking	578	to	585	\$	45,110.92
				IDVS2 Condo	\$	45,110.92
Computer Run Checks	General Checking	817	to	828	\$	17,608.38
Electronic Funds Transfers	General Checking		eft		\$	3,033.21
				IDVS2 Library & Parking	\$	20,641.59
Computer Run Checks	General Checking	929	to	937	\$	12,203.52
Electronic Funds Transfers	General Checking		eft		\$	5,299.14
				IDVS2 Commercial	\$	17,502.66
Computer Run Checks	General Checking	361	to	373	\$	272,290.15
				Lot on the Hill	\$	272,290.15
Computer Run Checks	General Checking	1530	to	1546	\$	38,905.96
				New Central Commercial	\$	38,905.96
Computer Run Checks	General Checking	337	to	337	\$	4,913.31
Electronic Funds Transfers	General Checking		eft		\$	17,368.30
				New Central Hotel	\$	22,281.61
Computer Run Checks	General Checking	1749	to	1766	\$	40,144.64
				New Central Residential	\$	40,144.64
Computer Run Checks	General Checking	1062	to	1141	\$	300,259.57
Electronic Funds Transfers	General Checking		eft		\$	6,579.08
EFTs for Payroll	General Checking		01/09/25 & 01/23/25		\$	289,440.08
Computer Run Checks	LH Replace. Reserves		eft		\$	42.39
Electronic Funds Transfers	LGIP		eft		\$	19.24
				SCIDpda	\$	596,340.36
					\$	1,725,287.35

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 _____ 2025.

SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmamanr,ncmaster,pdaccmty,pdadedv,pdamaint,pdaopacc,scid AND mm/yy=01/2025-01/2025 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
13resop - General Checking					
585	12tyes - 12th & Yesler Owner LLC	1/9/2025	760.50	Professional Fees & Consulting	
586	cerlan - Cerna Landscape, Inc.	1/9/2025	275.88	Landscaping	
587	comcas - Comcast Business	1/9/2025	554.73	Telecomm	
588	cryspr - DS Services of America, Inc. dba: Crystal Springs	1/9/2025	31.97	Office Supplies & Equipment	
589	hdsupp - HD Supply Facilities Maintenance, LTD	1/9/2025	342.57	Supplies	
590	intnet - Integrity Networks Inc	1/9/2025	1,495.24	Access Control Systems	
591	offdep - Office Depot	1/9/2025	21.95	Supplies	
592	paccon - Package Concierge Inc.	1/9/2025	3,125.11	Access Control Systems	
593	reninc - RentGrow, Inc.	1/9/2025	18.00	Credit Screening Fee	
594	ricusa - Ricoh USA, Inc	1/9/2025	196.97	Copier Lease/Maintenance	
595	ricusa - Ricoh USA, Inc	1/9/2025	342.77	Copier Lease/Maintenance	
596	seacitli - Seattle City Light	1/9/2025	745.77	Electricity	
597	seacitli - Seattle City Light	1/9/2025	14.88	Electricity	
598	seacitli - Seattle City Light	1/9/2025	2,387.58	Electricity	
599	t0005608 - Cade	1/9/2025	896.00	Move Out Refund	
600	verwir - Verizon Wireless	1/9/2025	417.72	Telecomm	
601	welfar - Wells Fargo	1/9/2025	63.55	Supplies	
602	welfar - Wells Fargo	1/9/2025	251.40	Supplies	
603	apallc - Apartments, LLC	1/16/2025	1,129.00	Advertising and Marketing	
604	hdsupp - HD Supply Facilities Maintenance, LTD	1/16/2025	986.76	Small Tools & Equipment/Locks & Keys/Supplies	
605	kirele - Kirby Electric Inc.	1/16/2025	1,442.28	Maintenance	
606	lowes - Lowe's	1/16/2025	221.42	Supplies	
607	pugsou - Puget Sound Energy	1/16/2025	3,313.66	Natural Gas	
608	shewil - Sherwin-Williams Co.	1/16/2025	27.26	Supplies	
609	subsol - Submeter Solutions Inc.	1/16/2025	121.20	13com Property Utility Readings - AR	
610	t0004208 - Ventura	1/16/2025	1,624.00	Move Out Refund	
611	wesext - Western Exterminator Company	1/16/2025	461.27	Pest Control	
612	cheken - Che	1/23/2025	21.31	Travel - Local	
613	citseacu - City of Seattle-Combined Utilities	1/23/2025	31,359.62	Garbage/Waste Removal/Water & Sewer	
614	comcas - Comcast Business	1/23/2025	895.11	Access Control Systems	
615	intnet - Integrity Networks Inc	1/23/2025	540.72	Fire Systems/Sprinkler - Service Calls	
616	lowes - Lowe's	1/23/2025	844.06	Small Tools & Equipment/Supplies	
617	paclam - Pacific Lamp & Supply Company	1/23/2025	1,005.12	Supplies	
618	razjun - Razzies Junk LLC (Razzies Junk Removal Service	1/23/2025	706.24	Garbage/Waste Removal	
619	scidpda - SCIDpda	1/23/2025	46,204.21	ID Billing	
620	wesext - Western Exterminator Company	1/23/2025	993.16	Pest Control	
621	wasthous - WA State Housing Finance Commission	1/23/2025	6,975.00	HFC Monitoring Fee	
622	cryspr - DS Services of America, Inc. dba: Crystal Springs	1/30/2025	31.97	Office Supplies & Equipment	
623	razjun - Razzies Junk LLC (Razzies Junk Removal Service	1/30/2025	750.38	Garbage/Waste Removal	
624	ricusa - Ricoh USA, Inc	1/30/2025	196.97	Copier Lease/Maintenance	
625	subsol - Submeter Solutions Inc.	1/30/2025	241.00	DLEC/Property Utility Readings - AR	
ACH	capone - CapitalOne Bank	1/10/2025	130,401.22	Loan Payable/Interest Expense/Escrow	Monthly Capital One Loan payment & escrow
Total 13resop - General Checking			242,435.53		
atlasop1 - Bank of America Operating Acct					
150	aaafir - AAA Fire Protection Inc.	1/9/2025	5,651.02	Fire Systems/Sprinkler - Service Calls	
151	offdep - Office Depot	1/9/2025	26.92	Janitorial - Supplies	
152	pdamaint - SCIDpda Maintenance Dept	1/9/2025	928.00	Janitorial WOs	
153	pmjans - Phnook	1/9/2025	850.00	UTO Vendor	
154	reninc - RentGrow, Inc.	1/9/2025	36.00	Credit Screening Fee	
155	seacitli - Seattle City Light	1/9/2025	794.83	Electricity	
156	seacitli - Seattle City Light	1/9/2025	8.61	Electricity	
157	shewil - Sherwin-Williams Co.	1/9/2025	55.04	Supplies	
158	verwir - Verizon Wireless	1/9/2025	53.22	Telecomm	
159	wavbro - WAVE	1/9/2025	114.72	Telecomm	
160	welfar - Wells Fargo	1/9/2025	82.91	Supplies/Office Equipment	
161	welfar - Wells Fargo	1/9/2025	27.58	Office Supplies & Equipment/Access Control Systems	
162	pdamaint - SCIDpda Maintenance Dept	1/16/2025	7,788.50	Janitorial WOs	
163	citseaci - City of Seattle	1/16/2025	361.52	Elevator - Service Calls	
164	scidpda - SCIDpda	1/16/2025	8,041.33	ID Billing	
165	secsaf - Security Safe & Lock, Inc.	1/16/2025	294.01	Locks & Keys	

SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diagoe,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmmanagr,ncmaster,pdaccmty,pdadedv,pdamaint,pdaopacc,scid AND mm/yy=01/2025-01/2025 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
166	shewil - Sherwin-Williams Co.	1/16/2025	53.20	Supplies	
167	lowes - Lowe's	1/23/2025	508.71	UTO Flooring	
168	aaafir - AAA Fire Protection Inc.	1/30/2025	1,699.39	Fire Systems/Sprinkler - Service Calls	
169	citseacu - City of Seattle-Combined Utilities	1/30/2025	2,593.96	Garbage/Waste Removal/Water & Sewer	
170	seacitli - Seattle City Light	1/30/2025	10.25	Electricity	
171	seacitli - Seattle City Light	1/30/2025	898.76	Electricity	
172	wasman - Waste Management of Seattle	1/30/2025	1,046.20	Garbage/Waste Removal	
173	atlapt - Frank W S Mar Investments LLC dba: Atlas Apt.	1/30/2025	750.00	t0008198 Transfer to SD Account	
174	welfar - Wells Fargo	1/30/2025	69.42	Office Supplies & Equipment	
ACH	baname - Bank Of America	1/2/2025	14.85	Bank Fee	
Total atlasop1 - Bank of America Operating Acct			32,758.95		
bhcommop - General Checking					
2358	bushqali - SCIDpda Bush Hotel QALICB LLC	1/9/2025	43,089.38	Rent	
2359	citseaci - City of Seattle	1/9/2025	473.50	Elevator - Service Calls	
2360	contec - Converjint Technologies LLC	1/9/2025	262.19	Fir Systems/Sprinklers - Contract	
2361	dstrdr - D Street Drain Cleaning LLC	1/9/2025	522.97	Plumbing	
2362	pdamaint - SCIDpda Maintenance Dept	1/9/2025	522.00	Janitorial WOs	
2363	repser - Republic Services	1/9/2025	737.61	Garbage/Waste Removal	
2364	shewil - Sherwin-Williams Co.	1/9/2025	51.25	Supplies	
2365	thepar - The Part Works, Inc.	1/9/2025	729.77	Plumbing	
2366	verwir - Verizon Wireless	1/9/2025	20.26	Telecomm	
2367	wasman - Waste Management of Seattle	1/9/2025	433.62	Garbage/Waste Removal	
2368	wesext - Western Exterminator Company	1/9/2025	179.48	Pest Control	
2369	bushcond - SCIDPDA Bush Hotel Condo Association	1/23/2025	566.78	Condo Billing/Water & Sewer	
2370	cedgro - Cedar Grove Organics Recycling LLC	1/23/2025	58.10	Garbage/Waste Removal	
2371	cenlin - CenturyLink	1/23/2025	80.23	Telecomm	
2372	coapac - Pacific Coast Electrical Contractors, Inc	1/23/2025	430.37	Maintenance/BH 2nd Floor Hallway Lighting	
2373	lowes - Lowe's	1/23/2025	20.92	Supplies	
2374	pacclam - Pacific Lamp & Supply Company	1/23/2025	308.77	Supplies	
2375	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/23/2025	215.18	HVAC/Boiler Maint - Service Calls	
2376	wesext - Western Exterminator Company	1/30/2025	179.48	Pest Control	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	1/16/2025	14,055.07	Condo Billing	
Total bhcommop - General Checking			62,936.93		
bhcondop - General Checking					
1973	citsea - City of Seattle	1/9/2025	475.20	Prepaid Expenses/0/01/25-06/30/25 1st Semi-Annual Assessment	
1974	pugsou - Puget Sound Energy	1/9/2025	4,870.19	Natural Gas	
1975	seacitli - Seattle City Light	1/9/2025	3,051.70	Electricity	
1976	firins - First Insurance Funding Corp.	1/16/2025	11,637.65	Insurance	
1977	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/23/2025	4,940.37	HVAC/Boiler Maint - Contract	
1978	welfar - Wells Fargo	1/30/2025	20.00	Annual Report	
Total bhcondop - General Checking			24,995.11		
bhqalop - General Checking					
247	bannymel - The Bank of New York Mellon Trust Co.	1/16/2025	3,000.00	Prepaid Expenses/Loan Management Fee for 2025	
ACH	bannymel - The Bank of New York Mellon Trust Co.	1/23/2025	12,416.67	Deposits with Other Entities	
ACH	bannymel - The Bank of New York Mellon Trust Co.	1/23/2025	2,050.82	Interest Expense	
ACH	thecomm - The Commerce Bank of WA	1/31/2025	5,100.00	Loan	
Total bhqalop - General Checking			22,567.49		
bhresope - General Checking					
1912	busimp - Seattle Economic Development Fund	1/9/2025	1,604.68	Loan	
1913	citsea - City of Seattle	1/9/2025	840.66	Prepaid Expenses - 501342/1st Semi-Annual Assessment	
1914	citseaci - City of Seattle	1/9/2025	1,163.08	Elevator - Service Calls	
1915	contec - Converjint Technologies LLC	1/9/2025	333.70	Fir Systems/Sprinklers - Contract	
1916	dstrdr - D Street Drain Cleaning LLC	1/9/2025	522.98	Plumbing	
1917	lirui - Rui Chun Li	1/9/2025	500.00	Tenant Retention	
1918	offdep - Office Depot	1/9/2025	21.95	Supplies	
1919	seacitli - Seattle City Light	1/9/2025	782.22	Electricity	
1920	shewil - Sherwin-Williams Co.	1/9/2025	229.53	Supplies	
1921	t0006909 - Zhong	1/9/2025	1,106.00	Move Out Refund	

SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmanger,ncmaster,pdaccmty,pdadedev,pdamaint,pdaopacc,scid AND mm/yy=01/2025-01/2025 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
1922	t0006918 - Lu	1/9/2025	606.00	Move Out Refund	
1923	verwir - Verizon Wireless	1/9/2025	154.17	Telecomm	
1924	welfar - Wells Fargo	1/9/2025	1,334.16	Elevator - Service Calls/Supplies/Small Tools & Equipment	
1925	cenlin - CenturyLink	1/16/2025	161.38	Telecomm	
1926	citseacu - City of Seattle-Combined Utilities	1/16/2025	80.30	Wataer/Sewer	
1927	lowes - Lowe's	1/16/2025	1,302.88	UTO Carlet/Flooring Coverings/Supplies	
1928	paclam - Pacific Lamp & Supply Company	1/16/2025	220.15	Supplies	
1929	reninc - RentGrow, Inc.	1/16/2025	90.00	Credit Screening Fee	
1930	seacitli - Seattle City Light	1/16/2025	233.86	Electricity	
1931	seacitli - Seattle City Light	1/16/2025	833.22	Electricity	
1932	wasthous - WA State Housing Finance Commission	1/16/2025	2,375.00	Annual Compliance Fees	
1933	pdamaint - SCIDpda Maintenance Dept	1/23/2025	26,300.00	Janitorial WOs	
1934	bigvil - Big Village LLLP, c/o SCIDpda	1/23/2025	161.22	Telecomm	
1935	bushcond - SCIDPDA Bush Hotel Condo Association	1/23/2025	2,786.26	Condo Billing	
1936	hdsupp - HD Supply Facilities Maintenance, LTD	1/23/2025	516.04	Supplies	
1937	lowes - Lowe's	1/23/2025	480.41	UTO Paint/Misc Materials	
1938	scidpda - SCIDpda	1/23/2025	17,748.56	ID Billing	
1939	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/23/2025	11,032.79	HVAC/Boiler Maint - Contract	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	1/16/2025	16,747.30	Condo Billing	
ACH	thecomm - The Commerce Bank of WA	1/31/2025	4,064.00	Loan	
Total bhresope - General Checking			94,332.50		
cidpdao4 - General Checking					
179	dradro - Drag & Drop Creative	1/9/2025	6,525.00	Program - Prof Fees & Consulting	
180	nevnor - Never North	1/9/2025	460.00	Program - Prof Fees & Consulting	
181	welfar - Wells Fargo	1/9/2025	84.60	Program - Food Cost	
182	scidpda - SCIDpda	1/23/2025	4.54	ID Billing	
183	welfar - Wells Fargo	1/30/2025	1,712.40	Direct Fundraising Costs	
Total cidpdao4 - General Checking			8,786.54		
dvaop - General Checking					
4464	besplu - Best Plumbing Group LLC	1/9/2025	6,604.45	Plumbing	
4465	cenlin - CenturyLink	1/9/2025	524.14	Telecomm	
4466	chemur - Mureng Chen	1/9/2025	741.53	Tenant Retention	
4467	contec - Convergint Technologies LLC	1/9/2025	405.21	Fir Systems/Sprinklers - Contract	
4468	guasec - Guardian Security Systems, Inc	1/9/2025	18,050.39	Access Control Systems	
4469	hdsupp - HD Supply Facilities Maintenance, LTD	1/9/2025	101.37	Supplies	
4470	idvs2lib - IDVS2 Library/Parking	1/9/2025	17,831.25	Loan	
4471	offdep - Office Depot	1/9/2025	21.95	Supplies	
4472	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/9/2025	7,016.59	HVAC/Boiler Maint - Service Calls	
4473	verwir - Verizon Wireless	1/9/2025	115.07	Telecomm	
4474	wesext - Western Exterminator Company	1/9/2025	1,080.99	Pest Control	
4475	pdamaint - SCIDpda Maintenance Dept	1/16/2025	9,317.98	Maintenance WOs	
4476	hdsupp - HD Supply Facilities Maintenance, LTD	1/16/2025	400.38	Supplies	
4477	pugsou - Puget Sound Energy	1/16/2025	5,448.15	Natural Gas	
4478	wasthous - WA State Housing Finance Commission	1/16/2025	1,960.00	Annual Compliance Fees	
4479	wavbro - WAVE	1/16/2025	110.72	Telecomm	
4480	citsea - City of Seattle	1/23/2025	1,549.05	HVAC/Boiler Maint - Service Calls	
4481	hdsupp - HD Supply Facilities Maintenance, LTD	1/23/2025	104.42	Janitorial - Supplies	
4482	scidpda - SCIDpda	1/23/2025	14,764.78	ID Billing	
4483	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/23/2025	948.49	Plumbing	
ACH	idvs2con - IDVS2 Condo Association	1/16/2025	22,121.80	Condo Billing	
Total dvaop - General Checking			109,218.71		
hingop3 - General Checking					
ACH	paypal - PayPal	1/6/2025	77.12	Bank Fees & Charges	
Total hingop3 - General Checking			77.12		
idvs2op4 - General Checking					
929	contec - Convergint Technologies LLC	1/9/2025	190.68	Fir Systems/Sprinklers - Contract	
930	repser - Republic Services	1/9/2025	3,475.09	Garbage/Waste Removal	
931	verwir - Verizon Wireless	1/9/2025	4.21	Telecomm	

SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdaccmty,pdadedv,pdamaint,pdaopacc,scid AND mm/yy=01/2025-01/2025 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
932	wasman - Waste Management of Seattle	1/9/2025	3,975.38	Garbage/Waste Removal	
933	welfar - Wells Fargo	1/9/2025	46.29	Supplies	
934	wesext - Western Exterminator Company	1/9/2025	163.32	Pest Control	
935	pdamaint - SCIDpda Maintenance Dept	1/16/2025	1,619.36	Janitorial WOs	
936	idvs2con - IDVS2 Condo Association	1/16/2025	2,565.87	Condo Billing	
937	wesext - Western Exterminator Company	1/23/2025	163.32	Pest Control	
ACH	herban - Heritage Bank	1/3/2025	34.00	Bank Fee	
ACH	herban - Heritage Bank	1/20/2025	5,257.14	Loan	
ACH	herban - Heritage Bank	1/31/2025	8.00	Bank Fee	
Total idvs2op4 - General Checking			17,502.66		
legreres - Replacement Reserve					
ACH	welfar - Wells Fargo	1/13/2025	42.39	Bank Fee	
Total legreres - Replacement Reserve			42.39		
lotconst - Construction Account					
361	brajea - Jean Bradbury	1/9/2025	20,887.69	Development Project-North Lot Housing/Mural for BPV	
362	welfar - Wells Fargo	1/16/2025	1,198.08	Development Project-North Lot Housing/Marketing/SQ *Triton Sign	
363	arclc - ArchEcology, LLC	1/23/2025	2,696.25	Development Project-North Lot Housing/Draw 21	
364	citseatr - City of Seattle	1/23/2025	187,904.00	Development Project-North Lot Housing/Draw 21	
365	firame - First American Title Insurance Co	1/23/2025	110.35	Development Project-North Lot Housing/Draw 21	
366	mfillc - MFDI, LLC	1/23/2025	602.45	Development Project-North Lot Housing/Draw 21	
367	seacitli - Seattle City Light	1/23/2025	294.87	Development Project-North Lot Housing/Draw 21	
368	seacitli - Seattle City Light	1/23/2025	12.00	Development Project-North Lot Housing/Draw 21	
369	seavie - Seattle Viet Times, Inc.	1/23/2025	1,444.00	Development Project-North Lot Housing/Draw 21	
370	thipla - Third Place Design Co-operative Inc.	1/23/2025	9,450.77	Development Project-North Lot Housing/Draw 21	
371	trisig - Triton Graphic Displays LLC	1/23/2025	8,183.00	Development Project-North Lot Housing/Draw 21	
372	usbank1 - US Bank	1/23/2025	4,350.00	Development Project-North Lot Housing/Draw 21	
373	webtho - Weber Thompson	1/23/2025	35,156.69	Development Project-North Lot Housing/Draw 21	
Total lotconst - Construction Account			272,290.15	All amounts were funded and reconciled with the Project's requisition file and expenses	
nccomop2 - General Checking					
1530	citsea - City of Seattle	1/9/2025	254.42	Prepaid Expenses - 525861/1st Semi-Annual Assessment	
1531	contec - Converjint Technologies LLC	1/9/2025	321.79	Fir Systems/Sprinklers - Contract	
1532	newcenth - New Central Hotel LLC	1/9/2025	21,596.00	Rent	
1533	pdamaint - SCIDpda Maintenance Dept	1/9/2025	3,780.00	Maintenance WOs	
1534	seacitli - Seattle City Light	1/9/2025	784.71	Electricity	
1535	verwir - Verizon Wireless	1/9/2025	14.25	Telecomm	
1536	wasman - Waste Management of Seattle	1/9/2025	133.21	Garbage/Waste Removal	
1537	wesext - Western Exterminator Company	1/9/2025	446.92	Pest Control	
1538	pdamaint - SCIDpda Maintenance Dept	1/16/2025	2,932.50	Janitorial WOs	
1539	firins - First Insurance Funding Corp.	1/16/2025	3,002.80	Insurance	
1540	scidpda - SCIDpda	1/16/2025	1,190.70	ID Billing	
1541	wavbro - WAVE	1/16/2025	63.14	Telecomm	
1542	citseacu - City of Seattle-Combined Utilities	1/23/2025	2,136.38	Water/Sewer	
1543	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/23/2025	807.32	HVAC/Boiler Maint - Contract	
1544	wesext - Western Exterminator Company	1/23/2025	163.32	Pest Control	
1545	dstrdr - D Street Drain Cleaning LLC	1/30/2025	549.95	Plumbing	
1546	seacitli - Seattle City Light	1/30/2025	728.55	Electricity	
Total nccomop2 - General Checking			38,905.96		
nchotop - General Checking					
337	easwes - East-West Investment Co.	1/23/2025	4,913.31	Ground Lease Expense	
ACH	welfar - Wells Fargo	1/10/2025	17,368.30	Loan	
Total nchotop - General Checking			22,281.61		
ncresop - General Checking					
1749	cenlin - CenturyLink	1/9/2025	155.18	Telecomm	
1750	chemur - Mureng Chen	1/9/2025	421.60	Tenant Retention	
1751	citsea - City of Seattle	1/9/2025	334.75	Prepaid Expenses - 525861/1st Semi-Annual Assessment	

SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diagoe,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmmanagr,ncmaster,pdacmnty,pdadedv,pdamaint,pdaopacc,scid AND mm/yy=01/2025-01/2025 AND All Checks=Yes

Check#	Vendor	Check	Total	Note	Comments
		Date	Check		
1752	contec - Converjint Technologies LLC	1/9/2025	274.10	Fir Systems/Sprinklers - Contract	
1753	hdsupp - HD Supply Facilities Maintenance, LTD	1/9/2025	23.74	Supplies	
1754	newcenth - New Central Hotel LLC	1/9/2025	17,669.00	Rent	
1755	seacitli - Seattle City Light	1/9/2025	5,516.92	Electricity	
1756	verwir - Verizon Wireless	1/9/2025	96.56	Telecomm	
1757	wesext - Western Exterminator Company	1/9/2025	363.71	Pest Control	
1758	citseacu - City of Seattle-Combined Utilities	1/16/2025	48.22	Garbage/Waste Removal	
1759	firins - First Insurance Funding Corp.	1/16/2025	2,605.72	Insurance	
1760	pugsou - Puget Sound Energy	1/16/2025	449.23	Natural Gas	
1761	scidpda - SCIDpda	1/16/2025	7,327.25	ID Billing	
1762	wavbro - WAVE	1/16/2025	112.15	Telecomm	
1763	citseacu - City of Seattle-Combined Utilities	1/23/2025	3,037.72	Garbage/Waste Removal/Water & Sewer	
1764	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/23/2025	1,003.52	HVAC/Boiler Maint - Contract	
1765	cenlin - CenturyLink	1/30/2025	155.32	Telecomm	
1766	dstrdr - D Street Drain Cleaning LLC	1/30/2025	549.95	Plumbing	
Total nresop - General Checking			40,144.64		
pdaop1 - General Checking					
978	lauys - Lauren Young Smith	1/23/2025	-30,141.62	Voided/Mail lost	
994	wasden - Delta Dental of Washington	1/9/2025	-3,093.00	Voided/Mail lost	
1042	crosig - Force 5 LLC	1/23/2025	-3,246.50	Voided/Mail lost	
1050	lauys - Lauren Young Smith	1/23/2025	-5,247.28	Voided/Mail lost	
1062	bushcomm - SCIDpda Bush Hotel Commercial	1/9/2025	14,497.18	Rent	
1063	citsea - City of Seattle	1/9/2025	470.20	Development Project-Spic N Spa/879344&843849 -1st Semi-Annual Assessment	
1064	fenliy - Liyan Feng	1/9/2025	88.20	Staff Appreciation	
1065	forinc - Forterra, Inc	1/9/2025	617.11	Dues & Subscriptions	
1066	fugwe - Gwen Fu	1/9/2025	438.44	Staff Appreciation	
1067	guajos - Josphe Guanlao	1/9/2025	899.99	Training & Education	
1068	hartfo - The Hartford	1/9/2025	1,572.26	Employee Benefits - Life Insurance	
1069	hdsupp - HD Supply Facilities Maintenance, LTD	1/9/2025	75.35	Supplies	
1070	houdep - Housing Development Consortium	1/9/2025	2,320.00	Dues & Subscriptions	
1071	idvs2lib - IDVS2 Library/Parking	1/9/2025	180.00	Employee Parking Benefits	
1072	intrea - Integra Washington, Inc.	1/9/2025	4,600.00	Professional Fees & Consulting	
1073	kaifou - of Washington Options Inc	1/9/2025	45,055.39	Employee Benefits - Medical	
1074	kincoy - King County Treasury	1/9/2025	20,385.29	Development Project-Spic N Span/Mayborn/524780-2485-05	
1075	louhot - Louisa Hotel Master Tenant LLC	1/9/2025	350.00	Employee Parking Benefits	
1076	newcentc - SCIDpda New Central Commercial, Inc	1/9/2025	1,087.00	Rent	
1077	ngcry - Crystal Ng	1/9/2025	300.00	Training & Education	
1078	offdep - Office Depot	1/9/2025	82.84	Supplies	
1079	ricoh - Ricoh USA, Inc	1/9/2025	25.56	Copier Lease/Maintenance	
1080	ricoh - Ricoh USA, Inc	1/9/2025	24.33	Copier Lease/Maintenance	
1081	ricusa - Ricoh USA, Inc	1/9/2025	265.09	Copier Lease/Maintenance	
1082	scidpda - SCIDpda	1/9/2025	2,187.50	Monthly LH Replacement Reserve Deposit	
1083	seacitli - Seattle City Light	1/9/2025	167.49	Electricity	
1084	tecave - Techie Avenger Inc	1/9/2025	952.92	Computer - Maintenance	
1085	thoreu - Thomson Reuters Inc - R&G	1/9/2025	401.95	Office Supplies & Equipment	
1086	verwir - Verizon Wireless	1/9/2025	807.25	Telecomm	
1087	visser - Vision Service Plan	1/9/2025	458.78	Employee Benefits - Vision	
1088	wasden - Delta Dental of Washington	1/9/2025	2,858.35	Employee Benefits - Dental	
1089	wavbro - WAVE	1/9/2025	521.51	Telecomm	
1090	wavbro - WAVE	1/9/2025	159.58	Telecomm	
1091	welfar - Wells Fargo	1/9/2025	4,034.55	Office Supplies & Equipment/Access Control Systems/Employee Meals	
1092	welfar - Wells Fargo	1/9/2025	1,203.54	Supplies	
1093	welfar - Wells Fargo	1/9/2025	2,223.89	Training & Education/Office Supplies & Education/Tenant Retention/Board Expenses	
1094	welfar - Wells Fargo	1/9/2025	904.71	Program - Food cost & Supplies	
1095	welfar - Wells Fargo	1/9/2025	304.53	Credit Screening Fee/Computer License Renewal/Community Outreach	
1096	welfar - Wells Fargo	1/9/2025	949.57	Job Postings/Employee Parking Benefits/Staff Appreciation/Postage	
1097	welfar - Wells Fargo	1/9/2025	2.99	Supplies	
1098	yanali - Jade Yan	1/9/2025	1,357.32	Program - Supplies	
1099	wasden - Delta Dental of Washington	1/9/2025	3,093.00	Employee Benefits - Dental	
1100	idvs2com - IDVS 2 Commercial	1/9/2025	9,500.00	Distributions/Cash Flow Loan	
1101	idvs2com - IDVS 2 Commercial	1/9/2025	9,500.00	Distributions/Cash Flow Loan	

SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdaccmty,pdadedv,pdamaint,pdaopacc,scid AND mm/yy=01/2025-01/2025 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
1102	bermar - Maryjane Silvestre Bermudez	1/16/2025	125.00	Tenant Retention	
1103	bigdem - Demontrice Bigham	1/16/2025	71.21	Program - Supplies	
1104	blafar - Black Farmers Collective	1/16/2025	360.00	Mail Membership Refund for Jul 2024 - Mar 2025	
1105	brinew - Bricklin & Newman, LLP	1/16/2025	855.00	Legal	
1106	cakhou - Annie K S Cheung	1/16/2025	300.00	Program Expenses - Egg Tarts for SICDpda Lunar NY Event	
1107	cenlin - CenturyLink	1/16/2025	136.38	Telecomm	
1108	hrdire - HRdirect	1/16/2025	108.09	Office Supplies & Equipment	
1109	idvs2lib - IDVS2 Library/Parking	1/16/2025	7,411.68	Refund for the Overpayment on the IDVS2 Bonds A & B	
1110	paclam - Pacific Lamp & Supply Company	1/16/2025	948.99	Supplies	
1111	paclaw - Pacifica Law Group	1/16/2025	3,425.00	Legal	
1112	purpow - The Pitney Bowes Bank Inc.	1/16/2025	22.67	Postage	
1113	ricusa - Ricoh USA, Inc	1/16/2025	328.63	Copier Lease/Maintenance	
1114	welfar - Wells Fargo	1/16/2025	190.00	Dues & Subscriptions	
1115	zhofan - Fanqi Zhou	1/16/2025	150.00	Telecomm	
1116	kincou - King County Treasury	1/16/2025	45,477.76	Lot on the Hill - 2024 Real Estate Taxes/AR	To be reimbursed by Lot on the Hill LLLP
1117	firins - First Insurance Funding Corp.	1/16/2025	37,775.07	Insurance	
1118	bresha - Shanti Breznau Consulting, LLC	1/23/2025	4,897.50	Program - Prof Fees & Consulting	
1119	entcom - Enterprise Community Partners, Inc.	1/23/2025	950.00	Security Deposit - Commercial	
1120	fugwe - Gwen Fu	1/23/2025	212.22	Staff Appreciation	
1121	louhot - Louisa Hotel Master Tenant LLC	1/23/2025	350.00	Employee Parking Benefits	
1122	net2ph - Net2Phone Inc.	1/23/2025	852.48	Telecomm	
1123	teciteas - Tyler Jay	1/23/2025	3,840.73	Computer - Maintenance	
1124	wesext - Western Exterminator Company	1/23/2025	160.60	Pest Control	
1125	yarsys - Yardi Systems, Inc.	1/23/2025	54,259.79	Prepaid Expenses/100037387	Annual Yardi subscription
1129	crosig - Force 5 LLC	1/23/2025	3,246.50	Program - Other Expenses/Permit Fee	
1130	lauys - Lauren Young Smith	1/23/2025	35,388.90	Program - Other Expenses/Mural for Little Saigon	Funded by Hope Corps grant
1131	huichr - Christopher Huie	1/30/2025	132.94	Misc Expenses	
1132	offdep - Office Depot	1/30/2025	176.47	Supplies	
1133	phnpen - Phnom Penh Noodle House LLC	1/30/2025	1,955.25	Staff Appreciation	
1134	thaphi - Philip Joseph Thangsombat	1/30/2025	750.00	Program Expenses/World Cup 2026 Info Session Videos	
1135	woocom - Woodburn Company	1/30/2025	30.31	Office Supplies & Equipment	
1136	yanali - Jade Yan	1/30/2025	30.37	Program - Food Cost	
1139	welfar - Wells Fargo	1/30/2025	124.27	Office Supplies & Equipment/Travel	
1140	welfar - Wells Fargo	1/30/2025	1,158.45	Employee Parking Benefits/Job Listings	
1141	welfar - Wells Fargo	1/30/2025	862.05	Credit Screening Fee/Computer Software/Office Supplies & Equipment	
ACH	acccms - Accrue Solutions Holding Company, LLC	1/2/2025	36.00	Payroll Benefits	
ACH	pdamaint - SCIDpda Maintenance Dept	1/10/2025	6,261.25	Maintenance WOs	
ACH	stwab&o - Department of Revenue	1/24/2025	52.85	Taxes	
ACH	citsea - City of Seattle	1/26/2025	228.98	Business Taxes Payable/B&O Taxes	
Subtotal pdaop1 - General Checking			306,838.65		
	Paylocity	1/9/2025	141,177.90	Payroll	
	Paylocity	1/23/2025	148,262.18	Payroll	
Subtotal pdaop Subtotal pdaop1 - General Checking - Payroll			289,440.08		
Total pdaop1 - Total pdaop1 - General Checking			596,278.73		
pdaopre3 - LGIP					
ACH	locgov - Local Government Investment Pool	1/31/2025	19.24	Administrative Fee	
Total pdaopre3 - LGIP			19.24		
vs1op - General Checking					
1435	cenlin - CenturyLink	1/9/2025	86.55	Telecomm	
1436	citsea - City of Seattle	1/9/2025	632.02	Prepaid Expenses - 525905/1st Semi-Annual Assessment	
1437	contec - Converjint Technologies LLC	1/9/2025	595.89	Fir Systems/Sprinklers - Contract	
1438	pugsou - Puget Sound Energy	1/9/2025	193.01	Natural Gas	
1439	pugsou - Puget Sound Energy	1/9/2025	41.50	Natural Gas	
1440	pugsou - Puget Sound Energy	1/9/2025	2,550.86	Natural Gas	
1441	pugsou - Puget Sound Energy	1/9/2025	469.57	Natural Gas	
1442	repser - Republic Services	1/9/2025	2,883.38	Garbage/Waste Removal	
1443	seacitli - Seattle City Light	1/9/2025	19,484.88	Electricity	
1444	verwir - Verizon Wireless	1/9/2025	61.46	Telecomm	
1445	wasman - Waste Management of Seattle	1/9/2025	2,812.31	Garbage/Waste Removal	

SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmnty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=01/2025-01/2025 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
1446	welfar - Wells Fargo	1/9/2025	4.84	Postage	
1447	welfar - Wells Fargo	1/9/2025	4.98	Postage	
1448	welfar - Wells Fargo	1/9/2025	9.68	Postage	
1449	pdamaint - SCIDpda Maintenance Dept	1/23/2025	2,596.00	Maintenance WOs	
1450	citseacu - City of Seattle-Combined Utilities	1/23/2025	12,134.82	Water/Sewer	
1451	scidpda - SCIDpda	1/23/2025	16,487.20	ID Billing	
1452	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/23/2025	12,886.67	HVAC/Boiler Maint - Contract	
1453	welfar - Wells Fargo	1/30/2025	4.84	Postage	
1454	welfar - Wells Fargo	1/30/2025	5.12	Postage	
ACH	herban - Heritage Bank	1/9/2025	15.00	Bank Fee	
Total vs1op - General Checking			73,960.58		
vs2conop - General Checking					
578	citsea - City of Seattle	1/9/2025	451.56	Prepaid Expenses/843876	
579	seacitli - Seattle City Light	1/9/2025	3,414.73	Electricity	
580	seacitli - Seattle City Light	1/9/2025	222.95	Electricity	
581	pdamaint - SCIDpda Maintenance Dept	1/16/2025	493.00	Janitorial WOs	
582	cenlin - CenturyLink	1/16/2025	76.82	Telecomm	
583	firins - First Insurance Funding Corp.	1/16/2025	13,867.47	Insurance	
584	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/23/2025	2,544.67	HVAC/Boiler Maint - Contract	
585	citseacu - City of Seattle-Combined Utilities	1/23/2025	24,039.72	Garbage/Waste Removal/Water & Sewer	
Total vs2conop - General Checking			45,110.92		
vs2lpop - General Checking					
817	cenlin - CenturyLink	1/9/2025	326.04	Telecomm	
818	chemur - Mureng Chen	1/9/2025	46.82	Supplies	
819	usbank - US Bank/TFM/97298300/Mainyua Yang	1/9/2025	15,023.96	Loan	
820	verwir - Verizon Wireless	1/9/2025	20.30	Telecomm	
821	welfar - Wells Fargo	1/9/2025	4.84	Postage	
822	welfar - Wells Fargo	1/9/2025	14.66	Postage	
823	welfar - Wells Fargo	1/9/2025	757.55	Maintenance	
824	pdamaint - SCIDpda Maintenance Dept	1/16/2025	1,075.00	Janitorial WOs	
825	cenlin - CenturyLink	1/30/2025	326.36	Telecomm	
826	scidpda - SCIDpda	1/30/2025	2.89	Q4 2024 B&O Tax - AR	
827	welfar - Wells Fargo	1/30/2025	4.84	Postage	
828	welfar - Wells Fargo	1/30/2025	5.12	Postage	
ACH	idvs2con - IDVS2 Condo Association	1/16/2025	3,033.21	Condo Billing	
Total vs2lpop - General Checking			20,641.59		

1,725,287.35

Resolution 25-02-18-__

**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 54 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 2025 for all eligible staff. Eligible staff are permanent employees on the award date of December 31, 2025.

Additionally, the Board desires to reward positive performance for meeting and/or exceeding specified Authority goals for 2025 as outlined below.

Systems operate better to serve CID community needs.

- Apply for 3 funding opportunities to continue work on the Nihonmachi Alley Design project by December 31, 2025.
- Identify mitigation priorities in Sound Transit 3 process and submit comment letter on Draft Environmental Impact Study (DEIS) by December 31, 2025.

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

- Complete a neighborhood study that covers development potential and/or data for existing housing stock by December 31, 2025.
- Develop program to incentivize good resident behavior and adherence to lease agreements by December 31, 2025.

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

- Convert the Spic'N Span site into an income generating use for the organization by July 1, 2025.
- Build strong relationships with commercial tenants through bi-annual check-ins with at least 90% of commercial tenants, gaining insight into their business operations, challenges, and needs, and providing tailored support to help them succeed.
- Quarterly financial training for each department involving their respective managers through discussion/presentation of their department's quarterly results. We hope that this will promote accountability, ownership, information sharing, and transparency across teams.
- Secure 3 new media/news stories written or recorded about SCIDpda by December 31, 2025.

- Update the 2019 Accounting Policies and Procedures Manual to reflect current practices, recommend an update on the Delegation of Authority Guidelines, accounting for grants, and others that are deemed appropriate to improve internal controls.

Rewards are to be made to eligible employees for meeting and/or exceeding specified Authority goals for 2025, up to a maximum of 10% of the employee's 2025 salary/wages. The rewards are to be made after the award date of December 31, 2025, and no later than March 31, 2026.

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 2025 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

SCIDpda Board Meeting Minutes

January 21, 2025

Online via Teams

The January 2025 SCIDpda Board Meeting was hosted online via Teams.

Board Present (in-person): Cindy Ju, Miye Moriguchi, Kevin Cao, Jerilyn Young, May Wu, Casey Huang, Elliot Sun, Kyle Igarashi, Lisa Nitze

Staff Present: Jamie Lee, Marion Emme, An Huynh, Joseph Guanlao, Crystal Ng, Jared Jonson, Hiwot Gemessa, Winston Samson, Christine Connolly, Janet Smith

1. Call to Order

The meeting was called to order by Cindy Ju, Board President, at 5:42PM.

2. Consent Agenda

Resolution 25-01-21-01

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

- Approve December Board Meeting Minutes

Moved: Jerilyn Young

Seconded: May Wu

Board Approved: 7

Abstained: 0

Absent: 5

The resolution was approved.

3. Staff Updates

- Safety issues in the neighborhood, 8th & lane, Little Saigon, Nihonmachi Alley
- Hiring a consultant to work on our public safety concerns
- Board members -- Contact Seattle local council member and state rep to bring their attention to the CID
- BPV is 56% occupied
- Little Saigon Landmark Project should break ground this year, currently filling funding gap

4. Board Business

Resolution 25-01-21-02

Seattle Chinatown International District Preservation and Development Authority (SCIDpda), a Washington public authority (Authority), currently employs approximately 46 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 2024 for all eligible staff. Eligible staff are permanent employees on the award date of December 31, 2024.

Moved: Elliot Sun

Seconded: Kevin Cao

Board Approved: 7

Abstained: 0

Absent: 5

The resolution was approved.

-March Board Retreat: March 18 @ Beacon Pacific Village, 4-7PM

5. Adjourn

The meeting was adjourned by Cindy Ju, Board President, at 6:36PM.