

**BOARD MEETING AGENDA**

Tuesday, January 21, 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 <ul style="list-style-type: none"> <li>• Approve December Board Meeting Minutes</li> </ul>
5:33	Discussion	3. Staff Updates <ul style="list-style-type: none"> <li>• Executive Report – Jamie and Jared <ul style="list-style-type: none"> <li>• Public Safety</li> <li>• Real Estate</li> <li>• Rental Landlord-Tenant Act Reforms</li> </ul> </li> </ul>
6:10	Approval/Discussion	4. Board Business – Cindy Ju <ul style="list-style-type: none"> <li>• Resolution - 2024 Incentive Approval</li> <li>• March Board Retreat (In-Person)</li> <li>• 50<sup>th</sup> Anniversary Activities Overview – Jerilyn Young <ul style="list-style-type: none"> <li>• Kickoff Event – February 13</li> <li>• Tours &amp; Events</li> <li>• Sponsorship/Outreach</li> </ul> </li> </ul>
6:30	Action	5. Adjourn – Cindy Ju

Important meeting dates:

- Next Board Meeting – February 18, 2025 – Virtual
- 50<sup>th</sup> Anniversary Kick Off – February 13 – 5:00-7:00pm
- 2025 Retreat – March 18 – 4:00-7:00pm – In person (at Beacon Pacific Village)

**\*\*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.*

## FINANCE COMMITTEE MEETING AGENDA

Jan 17, 2025

1. Dec 2024 Expenditure Report – Winston/Hiwot
2. Q4 2024 Management Reports
  - a. Residential - Sophia
  - b. Commercial - Sophia
  - c. Payroll – Janet
  - d. Investments – Winston
3. 2024 KPI Reports – Jamie/Jared
4. 2024 Performance Results for Incentives - Jamie



# Expenditure Certification Memorandum

DATE: **11/30/2024**  
 TO: **Board of Directors**  
 FROM: **Winston Samson, Director of Finance**  
 RE: **November 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	531	to	554	\$	116,070.29
Electronic Funds Transfers	General Checking		eft		\$	130,401.22
				<b>13th &amp; Fir</b>	<b>\$</b>	<b>246,471.51</b>
Computer Run Checks	General Checking	121	to	132	\$	23,257.78
				<b>Atlas</b>	<b>\$</b>	<b>23,257.78</b>
Computer Run Checks	General Checking	2334	to	2343	\$	51,134.47
Electronic Funds Transfers	General Checking		eft		\$	13,729.24
				<b>Bush Hotel Commercial</b>	<b>\$</b>	<b>64,863.71</b>
Computer Run Checks	General Checking	1966	to	1968	\$	19,379.50
				<b>Bush Hotel Condo</b>	<b>\$</b>	<b>19,379.50</b>
Computer Run Checks	General Checking	244	to	245	\$	2,070.22
Electronic Funds Transfers	General Checking		eft		\$	19,683.91
				<b>Bush Hotel QalicB</b>	<b>\$</b>	<b>21,754.13</b>
Computer Run Checks	General Checking	1876	to	1895	\$	88,636.97
Electronic Funds Transfers	General Checking		eft		\$	23,467.03
				<b>Bush Hotel Residential</b>	<b>\$</b>	<b>112,104.00</b>
Computer Run Checks	General Checking	170	to	174	\$	3,187.69
				<b>CIDPDA</b>	<b>\$</b>	<b>3,187.69</b>
Computer Run Checks	General Checking	4434	to	4449	\$	57,077.26
Electronic Funds Transfers	General Checking		eft		\$	27,848.42
				<b>DVA</b>	<b>\$</b>	<b>84,925.68</b>
Computer Run Checks	General Checking	1399	to	1414	\$	27,287.80
				<b>IDVS1 Commercial</b>	<b>\$</b>	<b>27,287.80</b>
Computer Run Checks	General Checking	565	to	568	\$	16,995.82
				<b>IDVS2 Condo</b>	<b>\$</b>	<b>16,995.82</b>
Computer Run Checks	General Checking	795	to	803	\$	21,703.11
Electronic Funds Transfers	General Checking		eft		\$	3,376.59

		<b>IDVS2 Library &amp; Parking</b>		<b>\$</b>	<b>25,079.70</b>
Computer Run Checks	General Checking	910	to	918	\$ 17,613.87
Electronic Funds Transfers	General Checking		eft		\$ 5,006.80
		<b>IDVS2 Commercial</b>		<b>\$</b>	<b>22,620.67</b>
Computer Run Checks	General Checking	329	to	336	\$ 26,313.02
		<b>Lot on the Hill</b>		<b>\$</b>	<b>26,313.02</b>
Computer Run Checks	General Checking	1501	to	1512	\$ 33,056.69
		<b>New Central Commercial</b>		<b>\$</b>	<b>33,056.69</b>
Computer Run Checks	General Checking	335	to	335	\$ 4,998.82
Electronic Funds Transfers	General Checking		eft		\$ 17,368.30
		<b>New Central Hotel</b>		<b>\$</b>	<b>22,367.12</b>
Computer Run Checks	General Checking	1718 1724	to	1735	\$ 37,082.50
		<b>New Central Residential</b>		<b>\$</b>	<b>37,082.50</b>
Computer Run Checks	General Checking	937	to	991	\$ 328,158.95
Electronic Funds Transfers	General Checking		eft		\$ 6,138.75
EFTs for Payroll	General Checking	11/14/24 & 11/27/24			\$ 272,703.94
Electronic Funds Transfers	Operating Reserve Investment		eft		\$ 48.44
		<b>SCIDpda</b>		<b>\$</b>	<b>607,050.08</b>
				<b>\$</b>	<b>1,393,797.40</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

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,pdcmmtty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=11/2024-11/2024 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
13resop - General Checking					
531	lowes - Lowe's	11/7/2024	469.31	Supplies	
532	pmjans - Phnouk	11/7/2024	185.00	UTO - Other Vendors	
533	ricusa - Ricoh USA, Inc	11/7/2024	196.97	Copier Lease/Maintenance	
534	welfar - Wells Fargo	11/7/2024	47.08	Office Supplies & Equipment	
535	welfar - Wells Fargo	11/7/2024	74.91	Advertising and Marketing	
536	welfar - Wells Fargo	11/7/2024	1,982.10	Locks & Keys/Supplies	
537	apallc - Apartments, LLC	11/14/2024	1,129.00	Advertising and Marketing	
538	hdsupp - HD Supply Facilities Maintenance, LTD	11/14/2024	-1,810.54	Voided/Wrong Property	
538	hdsupp - HD Supply Facilities Maintenance, LTD	11/14/2024	1,810.54	Locks & Keys/Supplies	
539	otiele - OTIS Elevator Company	11/14/2024	18,879.44	Accrued Expenses/Elevator - Service Calls	
540	seahou - Housing Authority of the City of Seattle	11/14/2024	4,023.18	Garbage/Waste Removal	
541	verwir - Verizon Wireless	11/14/2024	417.73	Telecomm	
542	hdsupp - HD Supply Facilities Maintenance, LTD	11/14/2024	1,810.54	Locks & Keys/Supplies	
543	citseacu - City of Seattle-Combined Utilities	11/21/2024	33,574.55	Garbage/Waste Removal/Water & Sewer	
544	comcas - Comcast Business	11/21/2024	554.73	Telecomm	
545	hdsupp - HD Supply Facilities Maintenance, LTD	11/21/2024	254.84	Janitorial - Supplies	
546	pdamaint - SCIDpda Maintenance Dept	11/21/2024	1,587.00	Maintenance WOs	
547	pugsou - Puget Sound Energy	11/21/2024	2,478.28	Natural Gas	
548	reninc - RentGrow, Inc.	11/21/2024	36.00	Credit Screening Fee	
549	scidpda - SCIDpda	11/21/2024	41,369.11	ID Billing	
550	seacitli - Seattle City Light	11/21/2024	3,195.09	Electricity	
551	seacitli - Seattle City Light	11/21/2024	246.30	Electricity	
552	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	11/21/2024	2,816.13	HVAC/Boiler Maint - Contract	
553	watsec - Watson Security	11/21/2024	557.61	Locks & Keys	
554	wesext - Western Exterminator Company	11/21/2024	185.39	Pest Control	
ACH	capone - CapitalOne Bank	11/10/2024	130,401.22	Loan Payable/Interesst Expense/Escrow - Restricted	Monthly Capital One Loan payment
Total 13resop - General Checking			246,471.51		
atlasop1 - Bank of America Operating Acct					
121	lowes - Lowe's	11/7/2024	18.42	Supplies	
122	scidpda - SCIDpda	11/7/2024	6,550.09	ID Billing	
123	welfar - Wells Fargo	11/7/2024	1,273.31	Office Supplies & Equipment/Pest Control	
124	atlapr - Frank W S Mar Investments LLC dba: Atlas Apt.	11/7/2024	790.00	SD Transfer Correction	
125	aaafir - AAA Fire & Safety	11/14/2024	1,974.50	Fire Systems/Sprinkler - Service Calls	
126	citseacu - City of Seattle-Combined Utilities	11/14/2024	2,447.49	Garbage/Waste Removal/Water & Sewer	
127	verwir - Verizon Wireless	11/14/2024	53.22	Telecomm	
128	wasman - Waste Management of Seattle	11/14/2024	13.95	Garbage/Waste Removal	
129	wavbro - WAVE	11/14/2024	115.72	Telecomm	
130	hdsupp - HD Supply Facilities Maintenance, LTD	11/21/2024	158.84	Janitorial - Supplies	
131	pdamaint - SCIDpda Maintenance Dept	11/21/2024	1,626.25	Maintenance WOs	
132	scidpda - SCIDpda	11/21/2024	8,235.99	ID Billing	
Total atlasop1 - Bank of America Operating Acct			23,257.78		
atlassd - Bank of America Security Dep					
101	atlapr - Frank W S Mar Investments LLC dba: Atlas Apt.	11/7/2024	-1,500.00	Voided - Can't issue any check from savings account	
101	atlapr - Frank W S Mar Investments LLC dba: Atlas Apt.	11/7/2024	1,500.00	Move Out Funds	
Total atlassd - Bank of America Security Dep			0.00		
bhcommop - General Checking					
2334	bushqali - SCIDpda Bush Hotel QALICB LLC	11/1/2024	43,089.38	Rent	
2335	kone - KONE	11/7/2024	1,867.19	Accrued Expenses/N320888	
2336	subsol - Submeter Solutions Inc.	11/7/2024	240.00	Water/Sewer	
2337	wasman - Waste Management of Seattle	11/7/2024	433.62	Garbage/Waste Removal	
2338	buihar - Builders' Hardware & Supply Co	11/14/2024	463.48	Locks & Keys	
2339	cedgro - Cedar Grove Organics Recycling	11/14/2024	58.10	Garbage/Waste Removal	
2340	cenlin - CenturyLink	11/14/2024	80.14	Telecomm	
2341	verwir - Verizon Wireless	11/14/2024	20.26	Telecomm	
2342	pdamaint - SCIDpda Maintenance Dept	11/21/2024	4,439.38	Janitorial WOs	
2343	contec - Convergent Technologies LLC	11/21/2024	442.92	Fire Systems/Sprinkler - Service Calls	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	11/8/2024	13,729.24	Condo Billing	
Total bhcommop - General Checking			64,863.71		

## 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,pdacmmtty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=11/2024-11/2024 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
<b>bhcondop - General Checking</b>					
1966	pugsou - Puget Sound Energy	11/7/2024	2,801.48	Natural Gas	
1967	firins - First Insurance Funding Corp.	11/14/2024	11,637.65	Insurance	
1968	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	11/14/2024	4,940.37	HVAC/Boiler Maint - Contract	
<b>Total bhcondop - General Checking</b>			<b>19,379.50</b>		
<b>bhqalop - General Checking</b>					
244	staroo - Stanley Roofing Company, Inc.	11/7/2024	1,833.06	Capitalized Rehab Expenditures	Bush Roof replacement project to be reimbursed from replacement reserve funds
245	wetass - Wetherholt and Associates, Inc.	11/7/2024	237.16	Capitalized Rehab Expenditures	
ACH	bannymel - The Bank of New York Mellon Trust Co.	11/14/2024	12,416.67	Deposits with Other Entities	
ACH	bannymel - The Bank of New York Mellon Trust Co.	11/14/2024	2,167.24	Interest Expense	
ACH	thecomm - The Commerce Bank of WA	11/30/2024	5,100.00	Loan	
<b>Total bhqalop - General Checking</b>			<b>21,754.13</b>		
<b>bhresope - General Checking</b>					
1876	guasec - Guardian Security Systems, Inc	11/7/2024	327.08	Access Control Systems	
1877	kone - KONE	11/7/2024	4,647.54	Accrued Expenses/N320888	
1878	reninc - RentGrow, Inc.	11/7/2024	18.00	Credit Screening Fee	
1879	seaciti - Seattle City Light	11/7/2024	133.31	Electricity	
1880	seaciti - Seattle City Light	11/7/2024	467.79	Electricity	
1881	welfar - Wells Fargo	11/7/2024	44.30	Office Supplies & Equipment	
1882	welfar - Wells Fargo	11/7/2024	860.20	Supplies	
1883	wetass - Wetherholt and Associates, Inc.	11/7/2024	2,134.43	Capitalized Rehab Expenditures	Bush Roof replacement project to be reimbursed from replacement reserve funds
1884	citseaci - City of Seattle	11/14/2024	704.96	HVAC/Boiler Maint - Service Calls	
1885	citseacu - City of Seattle-Combined Utilities	11/14/2024	80.30	Water/Sewer	
1886	hdsupp - HD Supply Facilities Maintenance, LTD	11/14/2024	1,920.61	Supplies	
1887	kone - KONE	11/14/2024	20,009.21	Elevator - Service Calls	
1888	seaciti - Seattle City Light	11/14/2024	99.99	Electricity	
1889	staroo - Stanley Roofing Company, Inc.	11/14/2024	16,497.18	Capitalized Rehab Expenditures	Bush Roof replacement project to be reimbursed from replacement reserve funds
1890	verwir - Verizon Wireless	11/14/2024	154.17	Telecomm	
1891	pdamaint - SCIDpda Maintenance Dept	11/21/2024	18,754.00	Maintenance WOs	
1892	busimp - Seattle Economic Development Fund	11/21/2024	1,604.68	Loan	
1893	contec - Converjint Technologies LLC	11/21/2024	1,725.91	Fire Systems/Sprinkler - Service Calls	
1894	scidpda - SCIDpda	11/21/2024	17,054.07	ID Billing	
1895	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	11/21/2024	1,399.24	HVAC/Boiler Maint - Service Calls	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	11/8/2024	19,403.03	Condo Billing	
ACH	thecomm - The Commerce Bank of WA	11/30/2024	4,064.00	Loan	
<b>Total bhresope - General Checking</b>			<b>112,104.00</b>		
<b>cidpdao4 - General Checking</b>					
170	kascre - Kristina Capulong	11/7/2024	400.00	Direct Fund Raising Expenses/SCIDpda Fundraiser 2024	
171	welfar - Wells Fargo	11/7/2024	86.04	Direct Fund Raising Expenses/Food	
172	welfar - Wells Fargo	11/14/2024	936.31	Direct Fund Raising Expenses	
173	206uni - 206 Universal DBA 206 Zulu	11/21/2024	1,760.00	Direct Fundraising Costs	
174	scidpda - SCIDpda	11/21/2024	5.34	ID Billing	
<b>Total cidpdao4 - General Checking</b>			<b>3,187.69</b>		
<b>dvaop - General Checking</b>					
4434	idvs2lib - IDVS2 Library/Parking	11/1/2024	17,831.25	Loan	
4435	guasec - Guardian Security Systems, Inc	11/7/2024	809.09	Access Control Systems	
4436	hdsupp - HD Supply Facilities Maintenance, LTD	11/7/2024	104.83	Janitorial - Supplies	
4437	kone - KONE	11/7/2024	2,821.34	Accrued Expenses/N320888	
4438	lowes - Lowe's	11/7/2024	2,882.80	Supplies/Carpet Coverings	
4439	pugsou - Puget Sound Energy	11/7/2024	4,927.40	Natural Gas	
4440	welfar - Wells Fargo	11/7/2024	77.23	Locks & Keys/Supplies	
4441	wesext - Western Exterminator Company	11/7/2024	363.71	Pest Control	
4442	citseaci - City of Seattle	11/14/2024	723.04	Elevator - Service Calls	
4443	pacclam - Pacific Lamp & Supply Company	11/14/2024	287.11	Supplies	
4444	verwir - Verizon Wireless	11/14/2024	113.09	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,d  
esign13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncntcom,ncntres,nhotel,ncmanagr,ncmaster,pdcmmtty,pdadev,pdamaint,  
pdaopacc,scid AND mm/yy=11/2024-11/2024 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
4445	wavbro - WAVE	11/14/2024	110.72	Telecomm	
4446	pdamaint - SCIDpda Maintenance Dept	11/21/2024	9,841.20	Janitorial WOs	
4447	hdsupp - HD Supply Facilities Maintenance, LTD	11/21/2024	700.15	Supplies	
4448	mckser - McKinstry Service	11/21/2024	268.00	Fire Systems/Sprinkler - Service Calls	
4449	scidpda - SCIDpda	11/21/2024	15,216.30	ID Billing	
ACH	idvs2con - IDVS2 Condo Association	11/8/2024	27,848.42	Condo Billing	
<b>Total dvaop - General Checking</b>			<b>84,925.68</b>		
<b>idvs2op4 - General Checking</b>					
910	lowes - Lowe's	11/7/2024	6,167.09	Supplies/Carpet & Flooring Coverings	
911	subsol - Submeter Solutions Inc.	11/7/2024	120.00	Water/Sewer	
912	wasman - Waste Management of Seattle	11/7/2024	3,975.38	Garbage/Waste Removal	
913	welfar - Wells Fargo	11/7/2024	13.90	Supplies	
914	idvs2con - IDVS2 Condo Association	11/14/2024	2,275.95	Condo Billing	
915	verwir - Verizon Wireless	11/14/2024	4.21	Telecomm	
916	hdsupp - HD Supply Facilities Maintenance, LTD	11/14/2024	87.84	Supplies	
917	pdamaint - SCIDpda Maintenance Dept	11/21/2024	4,701.50	Janitorial WOs	
918	mckser - McKinstry Service	11/21/2024	268.00	Fire Systems/Sprinkler - Service Calls	
ACH	herban - Heritage Bank	11/20/2024	5,006.80	Loan	
<b>Total idvs2op4 - General Checking</b>			<b>22,620.67</b>		
<b>legreres - Replacement Reserve</b>					
ACH	welfar - Wells Fargo	11/12/2024	48.44	Bank Fees	
<b>Total legreres - Replacement Reserve</b>			<b>48.44</b>		
<b>lotconst - Construction Account</b>					
329	merron - Ronald Meriales	11/7/2024	772.45	Development Project-North Lot Housing/Photo Event Coverage	
330	tecave - Techie Avenger Inc	11/7/2024	3,046.98	Development Project-North Lot Housing/Consulting Service	
331	tiajes - Jesse Tabora Tiamson Jr.	11/7/2024	500.00	Development Project-North Lot Housing/Live Sound	
332	trisig - Triton Graphic Displays LLC	11/7/2024	1,478.69	Development Project-North Lot Housing/RIOT - Exterior Dedication Signage	
333	welfar - Wells Fargo	11/7/2024	931.23	Development Project-North Lot Housing/Cables and Backup Battery for BPV1 related to Security System	
334	welfar - Wells Fargo	11/7/2024	6,822.90	Development Project-North Lot Housing/WIFI Access Points/Marketing/Electricity Due	
335	chebea - Patixia Paraiso LLC. dba: Chebogz beacon Hill	11/14/2024	1,660.77	Development Project-North Lot Housing/BPV Ribbon Cutting Event	
336	moncre - Monumental Creative LLC	11/21/2024	11,100.00	Development Project-North Lot Housing/BPV - Art Murals - Payment 2	
<b>Total lotconst - Construction Account</b>			<b>26,313.02</b>		All amounts were funded and reconciled with the Project's requisition file and expenses
<b>nccomop2 - General Checking</b>					
1501	newcenth - New Central Hotel LLC	11/1/2024	21,172.00	Rent	
1502	kone - KONE	11/7/2024	1,410.67	Accrued Expenses/N320888	
1503	wasman - Waste Management of Seattle	11/7/2024	133.21	Garbage/Waste Removal	
1504	wesext - Western Exterminator Company	11/7/2024	283.60	Pest Control	
1505	firins - First Insurance Funding Corp.	11/14/2024	3,002.80	Insurance	
1506	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	11/14/2024	1,366.80	HVAC/Boiler Maint - Service Calls	
1507	verwir - Verizon Wireless	11/14/2024	14.25	Telecomm	
1508	wavbro - WAVE	11/14/2024	63.14	Telecomm	
1509	pdamaint - SCIDpda Maintenance Dept	11/21/2024	2,240.75	Maintenance WOs	
1510	newcentr - SCIDPDA New Central Apartments, Inc	11/21/2024	1,810.45	Water/Sewer	
1511	scidpda - SCIDpda	11/21/2024	1,439.02	ID Billing	
1512	subsol - Submeter Solutions Inc.	11/21/2024	120.00	Water/Sewer	
<b>Total nccomop2 - General Checking</b>			<b>33,056.69</b>		
<b>nchotop - General Checking</b>					
335	easwes - East-West Investment Co.	11/21/2024	4,998.82	Ground Lease Expense	
ACH	welfar - Wells Fargo	11/10/2024	17,368.30	Loan	
<b>Total nchotop - General Checking</b>			<b>22,367.12</b>		
<b>ncresop - General Checking</b>					
1718	newcenth - New Central Hotel LLC	11/1/2024	17,323.00	Rent	
1724	guasec - Guardian Security Systems, Inc	11/7/2024	380.71	Access Control Systems	
1725	hdsupp - HD Supply Facilities Maintenance, LTD	11/7/2024	188.33	Janitorial - Supplies	
1726	kone - KONE	11/7/2024	1,410.67	Accrued Expenses/N320888	



## SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalich,bhres,childpar,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,d  
esign13,design14,design15,design16,design17,design18,design21,diageo,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdaccmty,pdadedv,pdamaint,  
pdaopacc,scid AND mm/yy=11/2024-11/2024 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
1727	pugsou - Puget Sound Energy	11/7/2024	279.51	Natural Gas	
1728	wesext - Western Exterminator Company	11/7/2024	363.71	Pest Control	
1729	citseacu - City of Seattle-Combined Utilities	11/14/2024	47.30	Water/Sewer	
1730	citseacu - City of Seattle-Combined Utilities	11/14/2024	5,417.42	Water/Sewer	
1731	firins - First Insurance Funding Corp.	11/14/2024	2,605.72	Insurance	
1732	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	11/14/2024	1,003.52	HVAC/Boiler Maint - Service Calls	
1733	verwir - Verizon Wireless	11/14/2024	96.56	Telecomm	
1734	wavbro - WAVE	11/14/2024	112.15	Telecomm	
1735	scidpda - SCIDpda	11/21/2024	7,853.90	ID Billing	
<b>Total nresop - General Checking</b>			<b>37,082.50</b>		
<b>pdaop1 - General Checking</b>					
924	wasden - Delta Dental of Washington	11/1/2024	3,034.40	Employee Benefits - Dental	
926	newcentc - SCIDpda New Central Commercial, Inc	11/1/2024	1,087.00	Rent	
927	bushcomm - SCIDpda Bush Hotel Commercial	11/1/2024	14,497.18	Rent	
928	kaifou - of Washington Options Inc	11/1/2024	36,702.85	Employee Benefits - Medical	
929	visser - Vision Service Plan	11/1/2024	436.96	Employee Benefits - Vision	
937	idvs2lib - IDVS2 Library/Parking	11/1/2024	180.00	Employee Parking Benefits	
938	hartfo - The Hartford	11/1/2024	1,477.28	Employee Benefits - Life Insurance	
939	fenliy - Liyan Feng	11/7/2024	272.92	Staff Appreciation/Sympathy Card/Halloween Event	
940	madbur - AIO Media Group, LLC	11/7/2024	5,625.00	Advertising and Marketing	
941	pergla - Perkins Glass & Mirror Co., Inc.	11/7/2024	993.36	Program Expenses - Laminated/Union Culture Center	
942	scidpda - SCIDpda	11/7/2024	2,187.50	Monthly LH Replacement Reserve Deposit	
943	tecave - Techie Avenger Inc	11/7/2024	2,109.00	Consulting Service/Maintenance	
944	wavbro - WAVE	11/7/2024	159.58	Telecomm	
945	welfar - Wells Fargo	11/7/2024	378.46	Office Supplies & Equipment/Dues & Subscriptions/Travel - Jared - WA	
946	welfar - Wells Fargo	11/7/2024	2,520.60	Licenses (MS Azure Micense (annual)/Computer Hardware/Office Supplies & Equipment	
947	welfar - Wells Fargo	11/7/2024	1,285.22	Employee Parking Benefits/Employee Meal/Licenses/Office Supplies & Equipment/Travel - Winston - WA	
948	welfar - Wells Fargo	11/7/2024	3,147.27	Program - Food cost/Computer Software/Travel-Jamie-WA	
949	welfar - Wells Fargo	11/7/2024	182.88	Staff Appreciation/Supplies/Maintenance	
950	welfar - Wells Fargo	11/7/2024	1,197.09	Office Supplies & Equipment/Program - Food Cost & Supplies	
951	yanali - Jade Yan	11/7/2024	79.11	Program - Food Cost/Halloween Party @ 13res	
952	madbur - AIO Media Group, LLC	11/7/2024	8,125.00	Advertising and Marketing/Monthly Retainer/Social Media/Video Production	
953	allres - Allied Residential, Inc.	11/14/2024	105,652.00	Sept/BVP/Staffing/Lease Up/Marketing - AR	For Beacon Pacific Village initial operating funds and lease up
954	emmmar - EMME	11/14/2024	139.22	Tenant Retention	
955	heapeo - Headwater People Consulting, LLC	11/14/2024	31,837.50	Program - Prof Fees & Consulting	
956	idvs2lib - IDVS2 Library/Parking	11/14/2024	1,554.00	Idvs2lp r0002866 tenant deposit at scid	
957	newcentc - SCIDpda New Central Commercial, Inc	11/14/2024	10,000.00	Distributions	
958	paclaw - Pacifica Law Group	11/14/2024	1,582.00	Legal	
959	seadptra - Seattle Dept of Transportation	11/14/2024	2,450.00	Grants Receivable	
960	verwir - Verizon Wireless	11/14/2024	726.61	Telecomm	
961	wavbro - WAVE	11/14/2024	521.43	Telecomm	
962	welfar - Wells Fargo	11/14/2024	115.43	Office Supplies & Equipment/Computer Software/Tenant Retention	
963	yanali - Jade Yan	11/14/2024	24.25	Program - Supplies	
964	bresha - Shanti Breznau Consulting, LLC	11/21/2024	9,652.50	Program - Prof Fees & Consulting	
965	cenlin - CenturyLink	11/21/2024	136.23	Telecomm	
966	cenmul - Center for MultiCultural Health	11/21/2024	400.00	Program - Prof Fees & Consulting	
967	chiinf - Chinese Information & Service Center	11/21/2024	400.00	Program - Prof Fees & Consulting	
968	chowa - BrienChow	11/21/2024	800.00	Program - Prof Fees & Consulting	
969	cidbia - Chinatown-International District Business Impro	11/21/2024	200.00	Program - Prof Fees & Consulting	
970	clogeo - George Cloy	11/21/2024	400.00	Program - Prof Fees & Consulting	
971	denlou - Denise Louie Education Center	11/21/2024	200.00	Program - Prof Fees & Consulting	
972	frilit - Friends of Little Saigon	11/21/2024	400.00	Program - Prof Fees & Consulting	
973	fugwe - Gwen Fu	11/21/2024	460.78	Supplies/Travel - Gwen - WA	
974	heapeo - Headwater People Consulting, LLC	11/21/2024	8,750.00	Program - Prof Fees & Consulting	
975	hischi - Historic Chinatown Gate Foundation	11/21/2024	200.00	Program - Prof Fees & Consulting	
976	ichs - International Community Health Services	11/21/2024	200.00	Program - Prof Fees & Consulting	
977	interim - Interim Community Dev. Association	11/21/2024	400.00	Program - Prof Fees & Consulting	
978	lauys - Lauren Young Smith	11/21/2024	30,141.62	Program/SCID Asia Condos Mural-2nd Half	
979	leejam - Lee	11/21/2024	158.73	Program - Food Cost	
980	madbur - AIO Media Group, LLC	11/21/2024	11,250.00	Advertising and Marketing	
981	net2ph - Net2Phone Inc.	11/21/2024	851.50	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,d  
esign13,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=11/2024-11/2024 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
982	offdep - Office Depot	11/21/2024	232.63	Supplies	
983	protsea - Ron Best, LLC DBE: Pro-Tection Seattle	11/21/2024	14,024.42	Program/Holiday China - Ton Kiang BBQ	
984	ricusa - Ricoh USA, Inc	11/21/2024	328.63	Copier Lease/Maintenance	
985	ricusa - Ricoh USA, Inc	11/21/2024	328.63	Copier Lease/Maintenance	
986	sec101 - Stewart Investments, Inc.	11/21/2024	3,163.18	Access Control Systems/Reinstatement of P2 Security License	
987	shunpike - Shunpike Arts Collective	11/21/2024	300.00	Program - Prof Fees & Consulting	
988	staaud - State Auditor's Office	11/21/2024	3,338.40	Audit Fees	
989	wesext - Western Exterminator Company	11/21/2024	160.60	Pest Control	
990	winluk - Wing Luke Memorial Foundation	11/21/2024	600.00	Program - Prof Fees & Consulting	
991	yeefun - Yee Fung Toy Family Association of Seattle	11/21/2024	400.00	Program - Prof Fees & Consulting	
ACH	acccms - Accrue Solutions Holding Company, LLC	11/4/2024	40.00	Payroll Benefits/FSA Admin Fee	
ACH	acccms - Accrue Solutions Holding Company, LLC	11/4/2024	40.38	Payroll Benefits	
ACH	pdamaint - SCIDpda Maintenance Dept	11/15/2024	4,182.25	Maintenance WOs	
ACH	payloc - Paylocity Corporation	11/20/2024	715.34	Payroll Processing Fee	
ACH	acccms - Accrue Solutions Holding Company, LLC	11/29/2024	300.00	Payroll Benefits/FSA Admin Fee	
ACH	acccms - Accrue Solutions Holding Company, LLC	11/30/2024	820.35	Payroll Benefits	
ACH	stwab&o - Department of Revenue	11/25/2024	40.43	Business Tax	
<b>Subtotal pdaop1 - General Checking</b>			<b>334,297.70</b>		
	Paylocity	11/14/2024	136,358.60	Payroll	
	Paylocity	11/27/2024	136,345.34	Payroll	
<b>Subtotal pdaop1 - General Checking - Payroll</b>			<b>272,703.94</b>		
<b>Total pdaop: Total pdaop1 - General Checking</b>			<b>607,001.64</b>		
<b>vs1op - General Checking</b>					
1399	cenlin - CenturyLink	11/7/2024	86.55	Telecomm	
1400	kone - KONE	11/7/2024	4,282.37	Accrued Expenses/ICHS/Lhouse/N320888	
1401	pugsou - Puget Sound Energy	11/7/2024	41.50	Natural Gas	
1402	pugsou - Puget Sound Energy	11/7/2024	163.65	Natural Gas	
1403	pugsou - Puget Sound Energy	11/7/2024	1,355.50	Natural Gas	
1404	pugsou - Puget Sound Energy	11/7/2024	423.39	Natural Gas	
1405	subsol - Submeter Solutions Inc.	11/7/2024	600.00	Water/Sewer	
1406	wasman - Waste Management of Seattle	11/7/2024	2,907.51	Garbage/Waste Removal	
1407	welfar - Wells Fargo	11/7/2024	14.52	Postage	
1408	welfar - Wells Fargo	11/7/2024	9.68	Postage	
1409	hdsupp - HD Supply Facilities Maintenance, LTD	11/14/2024	-87.84	Voided/Wrong Property	
1409	hdsupp - HD Supply Facilities Maintenance, LTD	11/14/2024	87.84	Supplies	
1410	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	11/14/2024	12,886.67	HVAC/Boiler Maint - Contract	
1411	usbank1 - US Bank	11/14/2024	2,150.00	Prepaid Expenses/Bond Trust Fee	
1412	verwir - Verizon Wireless	11/14/2024	61.46	Telecomm	
1413	pdamaint - SCIDpda Maintenance Dept	11/21/2024	1,371.00	Janitorial WOs	
1414	mckser - McKinstry Service	11/21/2024	934.00	Fire Systems/Sprinkler - Service Calls	
<b>Total vs1op - General Checking</b>			<b>27,287.80</b>		
<b>vs2conop - General Checking</b>					
565	cenlin - CenturyLink	11/14/2024	76.76	Telecomm	
566	firins - First Insurance Funding Corp.	11/14/2024	13,867.47	Insurance	
567	pdamaint - SCIDpda Maintenance Dept	11/14/2024	506.92	Janitorial WOs	
568	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	11/14/2024	2,544.67	HVAC/Boiler Maint - Contract	
<b>Total vs2conop - General Checking</b>			<b>16,995.82</b>		
<b>vs2lpop - General Checking</b>					
795	usbank - US Bank/TFM/97298300/Mainyua Yang	11/1/2024	15,023.96	Loan	
796	kone - KONE	11/7/2024	1,410.67	Accrued Expenses/N320888	
797	welfar - Wells Fargo	11/7/2024	14.52	Postage	
798	welfar - Wells Fargo	11/7/2024	468.33	Small Tools & Equipment/Janitorial - Supplies	
799	chemur - Mureng Chen	11/14/2024	36.36	Supplies	
800	hdsupp - HD Supply Facilities Maintenance, LTD	11/14/2024	142.85	Locks & Keys	
801	verwir - Verizon Wireless	11/14/2024	19.64	Telecomm	
802	pdamaint - SCIDpda Maintenance Dept	11/21/2024	1,640.50	Janitorial WOs	
803	kone - KONE	11/21/2024	2,946.28	Elevator - Service Calls	
ACH	idvs2con - IDVS2 Condo Association	11/14/2024	3,376.59	Condo Billing	
<b>Total vs2lpop - General Checking</b>			<b>25,079.70</b>		

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,pdacmmty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=11/2024-11/2024 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments

1,393,797.40

# Expenditure Certification Memorandum

DATE: **12/31/2024**  
 TO: **Board of Directors**  
 FROM: **Winston Samson, Director of Finance**  
 RE: **December 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	555	to	584	\$	78,684.25
Electronic Funds Transfers	General Checking		eft		\$	130,401.22
				<b>13th &amp; Fir</b>	\$	<b>209,085.47</b>
Computer Run Checks	General Checking	133	to	149	\$	12,934.23
				<b>Atlas</b>	\$	<b>12,934.23</b>
Computer Run Checks	General Checking	2344	to	2357	\$	64,320.05
Electronic Funds Transfers	General Checking		eft		\$	14,161.56
				<b>Bush Hotel Commercial</b>	\$	<b>78,481.61</b>
Computer Run Checks	General Checking	1969	to	1972	\$	23,380.41
				<b>Bush Hotel Condo</b>	\$	<b>23,380.41</b>
Computer Run Checks	General Checking	246	to	246	\$	201.71
Electronic Funds Transfers	General Checking		eft		\$	19,650.33
				<b>Bush Hotel QalicB</b>	\$	<b>19,852.04</b>
Computer Run Checks	General Checking	1896	to	1911	\$	58,355.71
Electronic Funds Transfers	General Checking		eft		\$	24,089.82
				<b>Bush Hotel Residential</b>	\$	<b>82,445.53</b>
Computer Run Checks	General Checking	175	to	178	\$	317.68
				<b>CIDPDA</b>	\$	<b>317.68</b>
Computer Run Checks	General Checking	4450	to	4463	\$	65,511.76
Electronic Funds Transfers	General Checking		eft		\$	35,797.88
				<b>DVA</b>	\$	<b>101,309.64</b>
Computer Run Checks	General Checking	1415	to	1434	\$	103,140.54
				<b>IDVS1 Commercial</b>	\$	<b>103,140.54</b>
Computer Run Checks	General Checking	569	to	577	\$	56,546.09
				<b>IDVS2 Condo</b>	\$	<b>56,546.09</b>
Computer Run Checks	General Checking	804	to	816	\$	29,456.70

Electronic Funds Transfers	General Checking		eft		\$	3,530.63
			<b>IDVS2 Library &amp; Parking</b>		\$	<b>32,987.33</b>
Computer Run Checks	General Checking	919	to	928	\$	18,252.39
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
			<b>IDVS2 Commercial</b>		\$	<b>23,259.19</b>
Computer Run Checks	General Checking	337	to	360	\$	1,072,612.24
			<b>Lot on the Hill</b>		\$	<b>1,072,612.24</b>
Computer Run Checks	General Checking	1513	to	1529	\$	35,705.22
			<b>New Central Commercial</b>		\$	<b>35,705.22</b>
Computer Run Checks	General Checking	336	to	336	\$	4,436.90
Electronic Funds Transfers	General Checking		eft		\$	17,368.30
			<b>New Central Hotel</b>		\$	<b>21,805.20</b>
Computer Run Checks	General Checking	1736	to	1748	\$	35,923.90
			<b>New Central Residential</b>		\$	<b>35,923.90</b>
Computer Run Checks	General Checking	992	to	1061	\$	199,485.86
Electronic Funds Transfers	General Checking		eft		\$	38,884.47
EFTs for Payroll	General Checking	12/12/24 & 12/26/24			\$	278,544.81
Electronic Funds Transfers	LGIP		eft		\$	10.52
			<b>SCIDpda</b>		\$	<b>516,925.66</b>
						<b>\$ 2,426,711.98</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

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,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmnty,pdadedv,pdamaint,pdaopacc,scid AND mm/yy=12/2024-12/2024 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
13resop - General Checking					
555	cithea - City of Seattle	12/5/2024	373.00	Bank Fees & Charges	
556	comcas - Comcast Business	12/5/2024	608.14	Telecomm	
557	mckser - McKinstry Service	12/5/2024	788.00	Fire Systems/Sprinkler - Service Calls	
558	seacitli - Seattle City Light	12/5/2024	160.34	Electricity	
559	seacitli - Seattle City Light	12/5/2024	160.54	Electricity	
560	seacitli - Seattle City Light	12/5/2024	15.36	Electricity	
561	seacitli - Seattle City Light	12/5/2024	679.53	Electricity	
562	thepar - The Part Works, Inc.	12/5/2024	166.09	Supplies	
563	welfar - Wells Fargo	12/5/2024	9.87	Office Supply & Equipment	
564	welfar - Wells Fargo	12/5/2024	1,526.48	Janitorial Supplies/Office Supplies & Equipment	
565	12tyes - 12th & Yesler Owner LLC	12/12/2024	234.00	Professional Fees & Consulting	
566	apallc - Apartments, LLC	12/12/2024	1,129.00	Advertising and Marketing	
567	intnet - Integrity Networks Inc	12/12/2024	1,539.38	Fire Systems/Sprinkler - Service Calls	
568	otiele - OTIS Elevator Company	12/12/2024	8,280.83	Elevator - Service Calls	
569	pdamaint - SCIDpda Maintenance Dept	12/12/2024	51.75	Maintenance WOs	
570	razjun - Razzies Junk LLC (Razzies Junk Removal Service)	12/12/2024	485.54	Garbage/Waste Removal	
571	seahou - Housing Authority of the City of Seattle	12/12/2024	4,887.28	Garbage/Waste Removal	
572	verwir - Verizon Wireless	12/12/2024	417.72	Telecomm	
573	welfar - Wells Fargo	12/12/2024	221.99	Locks & Keys/Supplies	
574	cenlin - CenturyLink	12/19/2024	161.22	Telecomm	
575	hdsupp - HD Supply Facilities Maintenance, LTD	12/19/2024	624.89	Locks & Keys	
576	kincou - King County Treasury	12/19/2024	2,914.50	Prepaid Expenses	
577	lowes - Lowe's	12/19/2024	359.22	Supplies	
578	pbseng - PBS Engineering and Environmental Inc.	12/19/2024	4,474.98	Professional Fees & Consulting	
579	pmjans - Phnouk	12/19/2024	265.00	UTO - Other Vendors	
580	pugsou - Puget Sound Energy	12/19/2024	3,811.72	Natural Gas	
581	razjun - Razzies Junk LLC (Razzies Junk Removal Service)	12/19/2024	452.44	Garbage/Waste Removal	
582	scidpda - SCIDpda	12/19/2024	40,608.04	ID Billing	
583	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/19/2024	2,816.13	HVAC/Boiler Maint - Contract	
584	wesext - Western Exterminator Company	12/19/2024	461.27	Pest Control	
ACH	capone - CapitalOne Bank	12/10/2024	130,401.22	Loan Payable/Interest Expenses/Escrow - Restricted	Monthly Capital One Loan payment
Total 13resop - General Checking			209,085.47		
atlasop1 - Bank of America Operating Acct					
133	seacitli - Seattle City Light	12/5/2024	10.32	Electricity	
134	seacitli - Seattle City Light	12/5/2024	767.08	Electricity	
135	wavbro - WAVE	12/5/2024	115.72	Telecomm	
136	welfar - Wells Fargo	12/5/2024	135.88	Water & Sewer/Janitorial - Supplies/Access Control Systems	
137	wesext - Western Exterminator Company	12/5/2024	293.53	Pest Control	
138	huazhi - Zhixuan Huang	12/12/2024	48.29	Plumbing	
139	scidpda - SCIDpda	12/12/2024	7,186.71	ID Billing	
140	t0008045 - Hamrouh	12/12/2024	654.00	Move out Refund	
140	t0008045 - Hamrouh	12/19/2024	-654.00	voided/wrong last name	
141	verwir - Verizon Wireless	12/12/2024	53.22	Telecomm	
142	welfar - Wells Fargo	12/12/2024	20.92	Supplies	
143	pdamaint - SCIDpda Maintenance Dept	12/12/2024	759.00	Maintenance WOs	
144	citseacu - City of Seattle-Combined Utilities	12/19/2024	2,183.04	Garbage/Waste Removal/Water & Sewer	
145	citseacu - City of Seattle-Combined Utilities	12/19/2024	88.87	Water/Sewer	
146	shamet - Shamrock Metal Systems, Inc.	12/19/2024	380.25	Maintenance/Chimney Cap	
147	wasman - Waste Management of Seattle	12/19/2024	233.45	Garbage/Waste Removal	
148	yarsys - Yardi Systems, Inc.	12/19/2024	3.95	Bank Fees & Charges	
149	t0008045 - Hamrouh	12/19/2024	654.00	Move out Refund	
Total atlasop1 - Bank of America Operating Acct			12,934.23		
bhcommop - General Checking					
2344	bushqali - SCIDpda Bush Hotel QALICB LLC	12/5/2024	43,089.38	Rent	
2345	hdsupp - HD Supply Facilities Maintenance, LTD	12/5/2024	134.14	Supplies	
2346	repser - Republic Services	12/5/2024	737.61	Garbage/Waste Removal	
2347	repser - Republic Services	12/5/2024	757.61	Garbage/Waste Removal	
2348	sou gla - Southeast Glass, Inc	12/5/2024	557.27	Maintenance	
2349	welfar - Wells Fargo	12/5/2024	55.16	Office Supply & Equipment	
2350	wesext - Western Exterminator Company	12/5/2024	179.48	Pest Control	
2351	pdamaint - SCIDpda Maintenance Dept	12/12/2024	5,403.36	Maintenance WOs	
2352	verwir - Verizon Wireless	12/12/2024	20.26	Telecomm	
2353	cedgro - Cedar Grove Organics Recycling	12/19/2024	58.10	Garbage/Waste Removal	
2354	cenlin - CenturyLink	12/19/2024	80.14	Telecomm	
2355	hdsupp - HD Supply Facilities Maintenance, LTD	12/19/2024	313.47	Supplies	
2356	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/19/2024	12,500.45	HVAC/Boiler Maint - Contract	
2357	wasman - Waste Management of Seattle	12/19/2024	433.62	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,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmnty,pdadedv,pdamaint,pdaopacc,scid AND mm/yy=12/2024-12/2024 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	12/19/2024	14,161.56	Condo Billing	
Total bhcommop - General Checking			78,481.61		
bhcondop - General Checking					
1969	seaciti - Seattle City Light	12/5/2024	2,084.32	Electricity	
1970	pugsou - Puget Sound Energy	12/12/2024	4,718.07	Natural Gas	
1971	firins - First Insurance Funding Corp.	12/19/2024	11,637.65	Insurance	
1972	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/19/2024	4,940.37	HVAC/Boiler Maint - Contract	
Total bhcondop - General Checking			23,380.41		
bhqalop - General Checking					
246	wetass - Wetherholt and Associates, Inc.	12/12/2024	201.71	Capitalized Rehab Expenditures	
ACH	bannymel - The Bank of New York Mellon Trust Co.	12/13/2024	12,416.67	Deposits with Other Entities	
ACH	bannymel - The Bank of New York Mellon Trust Co.	12/13/2024	2,133.66	Interest Expense	
ACH	thecomm - The Commerce Bank of WA	12/31/2024	5,100.00	Loan	
Total bhqalop - General Checking			19,852.04		
bhresope - General Checking					
1896	busimp - Seattle Economic Development Fund	12/5/2024	1,604.68	Loan	
1897	seaciti - Seattle City Light	12/5/2024	648.12	Electricity	
1898	seaciti - Seattle City Light	12/5/2024	95.55	Electricity	
1899	seaciti - Seattle City Light	12/5/2024	180.92	Electricity	
1900	seaciti - Seattle City Light	12/5/2024	731.24	Electricity	
1901	t0007934 - Chen	12/5/2024	671.00	Move Out Refund	
1902	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/12/2024	1,883.67	HVAC/Boiler Maint - Service Calls	
1903	verwir - Verizon Wireless	12/12/2024	154.17	Telecomm	
1904	welfar - Wells Fargo	12/12/2024	297.72	Small Tools & Equipment/Supplies	
1905	wetass - Wetherholt and Associates, Inc.	12/12/2024	1,815.39	Capitalized Rehab Expenditures	
1906	pdamaint - SCIDpda Maintenance Dept	12/19/2024	27,071.50	Janitorial WOs	
1907	cenlin - CenturyLink	12/19/2024	161.22	Telecomm	
1908	citseacu - City of Seattle-Combined Utilities	12/19/2024	70.57	Water/Sewer	
1909	lowes - Lowe's	12/19/2024	4,401.48	Appliances/Supplies/UTO Flooring Coverings/Base Cabinets	
1910	raienv - Yong Zhang	12/19/2024	339.02	Pest Control	
1911	scidpda - SCIDpda	12/19/2024	18,229.46	ID Billing	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	12/19/2024	20,025.82	Condo Billing	
ACH	thecomm - The Commerce Bank of WA	12/31/2024	4,064.00	Loan	
Total bhresope - General Checking			82,445.53		
cidpdao4 - General Checking					
175	finnei - Finney Neill & Co. P.S.	12/5/2024	224.00	Accured Expenses/Non-Profit Tax Return 12/31/23 Final Invoice	
176	welfar - Wells Fargo	12/5/2024	16.99	Jamie Personal Use - A/R	
177	scidpda - SCIDpda	12/12/2024	3.44	ID Billing	
178	welfar - Wells Fargo	12/12/2024	73.25	Program - Food Cost	
Total cidpdao4 - General Checking			317.68		
dvaop - General Checking					
4450	cenlin - CenturyLink	12/5/2024	524.14	Tekecomm	
4451	depcom - Dept of Commerce	12/5/2024	14,423.00	Note Payable/Accrued Interest	
4452	hdsupp - HD Supply Facilities Maintenance, LTD	12/5/2024	298.74	Locks & Keys	
4453	idvs2lib - IDVS2 Library/Parking	12/5/2024	17,831.25	Loan	
4454	mckser - McKinstry Service	12/5/2024	1,691.67	Fire Systems/Sprinkler - Service Calls	
4455	wesext - Western Exterminator Company	12/5/2024	363.71	Pest Control	
4456	pdamaint - SCIDpda Maintenance Dept	12/12/2024	7,875.98	Maintenance WOs	
4457	casres - Ryan D Wellnitz	12/12/2024	1,100.00	Maintenance - U #207/308 Refinish Iron Tub	
4458	pugsou - Puget Sound Energy	12/12/2024	5,435.33	Natural Gas	
4459	verwir - Verizon Wireless	12/12/2024	112.18	Tekecomm	
4460	guasec - Guardian Security Systems, Inc	12/19/2024	120.50	Access Control Systems	
4461	hdsupp - HD Supply Facilities Maintenance, LTD	12/19/2024	219.18	Supplies	
4462	scidpda - SCIDpda	12/19/2024	15,405.36	ID Billing	
4463	wavbro - WAVE	12/19/2024	110.72	Telecomm	
ACH	idvs2con - IDVS2 Condo Association	12/19/2024	35,797.88	Condo Billing	
Total dvaop - General Checking			101,309.64		
idvs2op4 - General Checking					
919	idvs2lib - IDVS2 Library/Parking	12/5/2024	360.00	Accrued Expenses/t0008141 Parking Fee Split	
920	repser - Republic Services	12/5/2024	3,393.09	Garbage/Waste Removal	
921	repser - Republic Services	12/5/2024	3,380.21	Garbage/Waste Removal	
922	wesext - Western Exterminator Company	12/5/2024	163.32	Pest Control	
923	pdamaint - SCIDpda Maintenance Dept	12/12/2024	4,073.14	Janitorial WOs	
924	verwir - Verizon Wireless	12/12/2024	4.21	Telecomm	



### SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalcb,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,pdadedv,pdamaint,pdaopacc,scid AND mm/yy=12/2024-12/2024 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
925	idvs2lib - IDVS2 Library/Parking	12/19/2024	360.00	Accrued Expenses/idvs2lp's parking income splitto 2com's op acct	
926	subsol - Submeter Solutions Inc.	12/19/2024	240.00	Water/Sewer	
927	wasman - Waste Management of Seattle	12/19/2024	3,975.38	Garbage/Waste Removal	
928	idvs2con - IDVS2 Condo Association	12/26/2024	2,303.04	Condo Billing	
ACH	herban - Heritage Bank	12/20/2024	5,006.80	Loan	
<b>Total idvs2op4 - General Checking</b>			<b>23,259.19</b>		

#### lotconst - Construction Account

337	arcllc - ArchEcology, LLC	12/5/2024	765.00	Development Project - North Lot Houston/Draw 20	
338	beecon - B.E.E. Consulting, LLC	12/5/2024	1,260.00	Development Project - North Lot Houston/Draw 20	
339	cordes - Core Design, Inc.	12/5/2024	5,643.23	Development Project - North Lot Houston/Draw 20	
340	coupon - Coughlin Porter Lundeen Inc.	12/5/2024	4,477.50	Development Project - North Lot Houston/Draw 20	
341	falass - Falkin Associates, Inc.	12/5/2024	150.00	Development Project - North Lot Houston/Draw 20	
342	frame - First American Title Insurance Co	12/5/2024	110.35	Development Project - North Lot Houston/Draw 20	
343	frame - First American Title Insurance Co	12/5/2024	110.35	Development Project - North Lot Houston/Draw 20	
344	frame - First American Title Insurance Co	12/5/2024	311.50	Development Project - North Lot Houston/Draw 20	
345	gtgcon - GTG Consultants Inc.	12/5/2024	3,800.00	Development Project - North Lot Houston/Draw 20	
346	linint - Linx Integrated/Boone Electric/Surecom	12/5/2024	541.80	Development Project - North Lot Houston/Draw 20	
347	lovhun - Loveridge Hunt & Co., PLLC	12/5/2024	975.00	Development Project - North Lot Houston/Draw 20	
348	marcon - Marpac Construction LLC	12/5/2024	962,668.59	Development Project - North Lot Houston/Draw 20	
349	paccon - Package Concierge Inc.	12/5/2024	28,749.52	Development Project - North Lot Houston/Draw 20	
350	pangeo - PanGEO, Inc.	12/5/2024	3,083.53	Development Project - North Lot Houston/Draw 20	
351	seadpra - Seattle Dept of Transportation	12/5/2024	262.50	Development Project - North Lot Houston/Draw 20	
352	stupac - Studio Pacific Ltd	12/5/2024	16,000.00	Development Project - North Lot Houston/Draw 20	
353	subsol - Submeter Solutions Inc.	12/5/2024	4,663.79	Development Project - North Lot Houston/Draw 20	
355	therus - The Rushing Company, LLC	12/5/2024	4,875.00	Development Project - North Lot Houston/Draw 20	
356	trsig - Triton Graphic Displays LLC	12/5/2024	670.00	Development Project - North Lot Houston/Draw 20	
357	webtho - Weber Thompson	12/5/2024	32,702.83	Development Project - North Lot Houston/Draw 20	
358	welfar - Wells Fargo	12/5/2024	535.54	Development Project - North Lot Houston/Marketing & Utilities	
359	welfar - Wells Fargo	12/5/2024	70.00	Annual Report	
360	welfar - Wells Fargo	12/12/2024	186.21	Development Project - North Lot Houston/cake & Coffee for BPV Ribbon Cutting	
<b>Total lotconst - Construction Account</b>			<b>1,072,612.24</b>		All amounts were funded and reconciled with the Project's requisition file and expenses

#### nccomop2 - General Checking

1513	hdsupp - HD Supply Facilities Maintenance, LTD	12/5/2024	134.14	Supplies	
1514	newcenth - New Central Hotel LLC	12/5/2024	21,172.00	Rent	
1515	seacitli - Seattle City Light	12/5/2024	573.51	Electricity	
1516	seacitli - Seattle City Light	12/5/2024	531.48	Electricity	
1517	wesext - Western Exterminator Company	12/5/2024	1,340.76	Pest Control	
1518	pdamaint - SCIDpda Maintenance Dept	12/12/2024	4,278.00	Janitorial WOs	
1519	scidpda - SCIDpda	12/12/2024	1,123.41	ID Billing	
1520	verwir - Verizon Wireless	12/12/2024	14.25	Telecomm	
1521	welfar - Wells Fargo	12/12/2024	63.36	Supplies	
1522	wesext - Western Exterminator Company	12/12/2024	446.92	Pest Control	
1523	citseacu - City of Seattle-Combined Utilities	12/19/2024	1,587.45	Water/Sewer	
1524	firins - First Insurance Funding Corp.	12/19/2024	3,002.80	Insurance	
1525	hdsupp - HD Supply Facilities Maintenance, LTD	12/19/2024	313.47	Supplies	
1526	subsol - Submeter Solutions Inc.	12/19/2024	120.00	Water/Sewer	
1527	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/19/2024	807.32	HVAC/Boiler Maint - Contract	
1528	wasman - Waste Management of Seattle	12/19/2024	133.21	Garbage/Waste Removal	
1529	wavbro - WAVE	12/19/2024	63.14	Telecomm	
<b>Total nccomop2 - General Checking</b>			<b>35,705.22</b>		

#### nchotop - General Checking

336	easwes - East-West Investment Co.	12/19/2024	4,436.90	Ground Lease Expense	
ACH	welfar - Wells Fargo	12/10/2024	17,368.30	Loan	
<b>Total nchotop - General Checking</b>			<b>21,805.20</b>		

#### ncresop - General Checking

1736	cenlin - CenturyLink	12/5/2024	155.18	Telecomm	
1737	newcenth - New Central Hotel LLC	12/5/2024	17,323.00	Rent	
1738	seacitli - Seattle City Light	12/5/2024	4,215.99	Electricity	
1739	wesext - Western Exterminator Company	12/5/2024	363.71	Pest Control	
1740	pugsou - Puget Sound Energy	12/12/2024	447.86	Natural Gas	
1741	scidpda - SCIDpda	12/12/2024	6,308.67	ID Billing	
1742	verwir - Verizon Wireless	12/12/2024	96.56	Telecomm	
1743	welfar - Wells Fargo	12/12/2024	198.63	Small Tools & Equipment	
1744	citseacu - City of Seattle-Combined Utilities	12/19/2024	3,050.43	Garbage/Waste Removal/Water&Sewer	
1745	citseacu - City of Seattle-Combined Utilities	12/19/2024	42.49	Water/Sewer	



### 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,pdadedev,pdamaint,pdaopacc,scid AND mm/yy=12/2024-12/2024 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
1746	firins - First Insurance Funding Corp.	12/19/2024	2,605.71	Insurance	
1747	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/19/2024	1,003.52	HVAC/Boiler Maint - Contract	
1748	wavbro - WAVE	12/19/2024	112.15	Telecomm	
Total nresop - General Checking			35,923.90		
pdaop1 - General Checking					
140	apima - Capital Hill Pizza Inc	12/6/2024	-2,199.00	Voided	
992	kaifou - of Washington Options Inc	12/1/2024	35,948.74	Employee Benefits - Medical	
993	visser - Vision Service Plan	12/1/2024	435.13	Employee Benefits - Vision	
994	wasden - Delta Dental of Washington	12/1/2024	3,093.00	Employee Benefits - Dental	
995	baswor - Baseline Workshop, LLC	12/5/2024	140.00	Program - Translation & Interpreters	
996	bushcomm - SCIDpda Bush Hotel Commercial	12/5/2024	15,283.30	Rent	
997	byecel - Celeste Byers	12/5/2024	5,247.78	Program Expenses/Little Saigon Park Mural Project	
998	hartfo - The Hartford	12/5/2024	1,506.83	Employee Benefits - Life Insurance	
999	idvs2lib - IDVS2 Library/Parking	12/5/2024	180.00	Employee Parking Benefits	
1000	intpark - Interim Parking Services	12/5/2024	250.00	Employee Parking Benefits	
1001	mardou - Marian Doub	12/5/2024	1,600.00	Program - Prof Fees & Consulting	
1002	nevnor - Never North	12/5/2024	440.00	Program Fees & Consulting	
1003	newcentc - SCIDpda New Central Commercial, Inc	12/5/2024	1,880.74	Rent	
1004	offdep - Office Depot	12/5/2024	13.36	Supplies	
1005	pergla - Perkins Glass & Mirror Co., Inc.	12/5/2024	621.05	Program Expenses/Staffing - clearing tempered	
1006	proins - Propel Insurance	12/5/2024	37,202.48	Insurance Premium Downpayment on behalf of Lothill - AR	To be collected from Beacon Pacific Village operating funds (invoice Allied)
1007	ricusa - Ricoh USA, Inc	12/5/2024	243.80	Copier Lease/Maintenance	
1008	ricusa - Ricoh USA, Inc	12/5/2024	223.41	Copier Lease/Maintenance	
1009	satnao - Naomi Sato	12/5/2024	36.19	Tenant Retention	
1010	scidpda - SCIDpda	12/5/2024	2,187.50	Monthly LH Replacement Reserve Deposit	
1011	seacitli - Seattle City Light	12/5/2024	150.92	Electricity	
1012	shaste - Stephanie Yin Shao	12/5/2024	5,247.28	Program Expenses/Mural for NC	
1013	tecave - Techie Avenger Inc	12/5/2024	-1,185.78	Computer - Maintenance	
1013	tecave - Techie Avenger Inc	12/5/2024	1,185.78	Telecomm	
1014	wavbro - WAVE	12/5/2024	159.58	Telecomm	
1015	wavbro - WAVE	12/5/2024	21.48	Dues & Subscriptions/PSBJ Subscription	
1016	welfar - Wells Fargo	12/5/2024	4.00	Job Posting/Employee Parking Benefits/Staff Appreciation/License	
1017	welfar - Wells Fargo	12/5/2024	2,840.73	Office Supply & Equipment/Travel-Jade-St.Louis/Program -Food & Supplies	
1018	welfar - Wells Fargo	12/5/2024	1,687.53	Office Supply & Equipment/Postage	
1019	welfar - Wells Fargo	12/5/2024	136.81	Staff Appreciation/Computer Software & Licenses/Travel-Local/Community Outreach	
1020	welfar - Wells Fargo	12/5/2024	1,910.39	Parking Lot Maintenance/Staff Appreciation/Travel - Local	
1021	welfar - Wells Fargo	12/5/2024	917.31	Program - Food Cost	
1022	yanali - Jade Yan	12/5/2024	74.24	Training & Education/Computer Charges	
1023	yarsys - Yardi Systems, Inc.	12/5/2024	465.00	Postage	
1024	purpow - The Pitney Bowes Bank Inc.	12/5/2024	502.25	Postage	
1025	bresha - Shanti Breznau Consulting, LLC	12/12/2024	5,827.50	Program - Prof Fees & Consulting	
1026	citsea - City of Seattle	12/12/2024	213.84	2nd Semi-Annual Assessment	
1027	merron - Ronald Meriales	12/12/2024	750.38	Program/Photograph Murals in CID Neighborhood	
1028	pitbowgf - Pitney Bowes Global Financial Services LLC	12/12/2024	140.80	Postage	
1029	ricoh - Ricoh USA, Inc	12/12/2024	25.56	Copier Lease/Maintenance	
1030	ricusa - Ricoh USA, Inc	12/12/2024	376.51	Copier Lease/Maintenance	
1031	shavic - Victoria Shao (AKA Tori Shao)	12/12/2024	64.38	Program - Nihonmachi Terrace Mural Parking	
1032	smijan - Smith	12/12/2024	100.76	Employee Meals/Snacks for 2025 Budget Review Week	
1033	totsta - Totem Star	12/12/2024	475.00	Security Deposit - Commercial	
1034	verwir - Verizon Wireless	12/12/2024	726.62	Telecomm	
1035	welfar - Wells Fargo	12/12/2024	438.15	Office Supplies & Equipment/Access Control Systems/Computer Accessories	
1036	welfar - Wells Fargo	12/12/2024	1,967.63	Tenant Retention/Office Supplies/Program - Food Cost/Staff Appreciation	
1037	welfar - Wells Fargo	12/12/2024	2.99	Maintenance	
1038	663bis - JXJ LLC	12/19/2024	1,047.83	Program/Glass Replacement	
1039	bahtoh - Bahtoh, LLC	12/19/2024	1,394.66	Program/Glass Replacement	
1040	bresha - Shanti Breznau Consulting, LLC	12/19/2024	562.50	Program - Prof Fees & Consulting	
1041	cenlin - CenturyLink	12/19/2024	136.23	Telecomm	
1042	crosig - Force 5 LLC	12/19/2024	3,246.50	Program/SEATTLE019-Permit Fee	
1043	firins - First Insurance Funding Corp.	12/19/2024	37,775.07	AI/PACE/ICHS/Installment 1 of 4/EICentro de la Raza 7 of 10/BVP-Residen	To be collected from AIPACE and EI Centri
1044	hdsupp - HD Supply Facilities Maintenance, LTD	12/19/2024	84.75	Supplies	
1045	holchi - Holiday China Co.	12/19/2024	1,476.10	Program/Glass Replacement	
1046	intpark - Interim Parking Services	12/19/2024	280.00	Employee Parking Benefits	
1047	inthi - Interpret This Inc	12/19/2024	4,196.72	Program - Translation & Interpreters	
1048	jollid - Unbranded LLC	12/19/2024	1,476.10	Program/Glass Replacement	
1050	lauys - Lauren Young Smith	12/19/2024	5,247.28	Program - Mural for Little Saigon	
1051	net2ph - Net2Phone Inc.	12/19/2024	851.50	Telecomm	
1052	oastea - Oasis Tea Zone	12/19/2024	1,269.97	Program/Glass Replacement	
1053	panyog - Yomies Rice & Yogurt LLC	12/19/2024	1,476.10	Program/Glass Replacement	
1054	parjosh - Joshua S. Park	12/19/2024	2,390.25	Advertising and Marketing/Travel-Josh-CAPACD/Training & Education	

## 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,pdadedv,pdamaint,pdaopacc,scid AND mm/yy=12/2024-12/2024 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
1055	phnpn - Phnom Penh Noodle House LLC	12/19/2024	827.63	Program/Glass Replacement	
1056	seadpra - Seattle Dept of Transportation	12/19/2024	87.50	Development Project-Goodwill	
1057	shagar - Shanghai Garden Restaurant II, Inc.	12/19/2024	1,476.08	Program/Glass Replacement	
1058	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/19/2024	2,939.47	HVAC/Boiler Maint - Service Calls	
1059	vittleaf - Vital T Leaf LLC	12/19/2024	1,453.32	Program/Glass Replacement	
1060	wesext - Western Exterminator Company	12/19/2024	160.60	Pest Control	
1061	yanali - Jade Yan	12/19/2024	67.75	Program - Supplies	
ACH	accms - Accrue Solutions Holding Company, LLC	12/2/2024	40.00	Payroll Benefits	
ACH	pdamaint - SCIDpda Maintenance Dept	12/11/2024	3,831.00	Maintenance WOs	
ACH	dva - Domingo Viernes Apartments	12/20/2024	35,000.00	Distributions	
ACH	stwab&o - Department of Revenue	12/21/2024	13.47	B&O Tax	
<b>Subtotal pdaop1 - General Checking</b>			<b>238,370.33</b>		
	Paylocity	12/12/2024	138,879.82	Payroll	
	Paylocity	12/26/2024	139,664.99	Payroll	
<b>Subtotal pdaop1 - General Checking - Payroll</b>			<b>278,544.81</b>		
<b>Total pdaop1 Total pdaop1 - General Checking</b>			<b>516,915.14</b>		
<b>pdaopre3 - LGIP</b>					
ACH	locgov - Local Government Investment Pool	12/31/2024	10.52	Bank Fees	
<b>Total pdaopre3 - LGIP</b>			<b>10.52</b>		
<b>vs1op - General Checking</b>					
1415	repser - Republic Services	12/5/2024	2,912.98	Garbage/Waste Removal	
1416	repser - Republic Services	12/5/2024	2,960.38	Garbage/Waste Removal	
1417	scidpda - SCIDpda	12/5/2024	17,697.79	Maintenance WOs	
1418	seacitli - Seattle City Light	12/5/2024	17,233.24	Electricity	
1419	subsol - Submeter Solutions Inc.	12/5/2024	240.00	Water/Sewer	
1420	welfar - Wells Fargo	12/5/2024	24.20	Postage	
1421	welfar - Wells Fargo	12/5/2024	9.82	Postage	
1422	pdamaint - SCIDpda Maintenance Dept	12/12/2024	682.00	Janitorial WOs	
1423	pugsou - Puget Sound Energy	12/12/2024	203.48	Natural Gas	
1424	pugsou - Puget Sound Energy	12/12/2024	41.50	Natural Gas	
1425	pugsou - Puget Sound Energy	12/12/2024	2,385.39	Natural Gas	
1426	pugsou - Puget Sound Energy	12/12/2024	511.75	Natural Gas	
1427	verwir - Verizon Wireless	12/12/2024	61.46	Telecomm	
1428	cenlin - CenturyLink	12/19/2024	86.55	Telecomm	
1429	citseacu - City of Seattle-Combined Utilities	12/19/2024	11,276.77	Water/Sewer	
1430	citseacu - City of Seattle-Combined Utilities	12/19/2024	13,909.50	Water/Sewer	
1431	scidpda - SCIDpda	12/19/2024	16,975.95	ID Billing	
1432	subsol - Submeter Solutions Inc.	12/19/2024	120.00	Water/Sewer	
1433	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/19/2024	12,886.67	HVAC/Boiler Maint - Contract	
1434	wasman - Waste Management of Seattle	12/19/2024	2,921.11	Garbage/Waste Removal	
<b>Total vs1op - General Checking</b>			<b>103,140.54</b>		
<b>vs2conop - General Checking</b>					
569	seacitli - Seattle City Light	12/5/2024	3,114.35	Electricity	
570	seacitli - Seattle City Light	12/5/2024	171.06	Electricity	
571	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/5/2024	46.35	HVAC/Boiler Maint - Service Calls	
572	pdamaint - SCIDpda Maintenance Dept	12/12/2024	396.14	Janitorial WOs	
573	cenlin - CenturyLink	12/19/2024	76.76	Telecomm	
574	citseacu - City of Seattle-Combined Utilities	12/19/2024	23,641.02	Garbage/Waste Removal/Water & Sewer	
575	citseacu - City of Seattle-Combined Utilities	12/19/2024	12,688.27	Garbage/Waste Removal/Water & Sewer	
576	firins - First Insurance Funding Corp.	12/19/2024	13,867.47	Insurance	
577	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/19/2024	2,544.67	HVAC/Boiler Maint - Contract	
<b>Total vs2conop - General Checking</b>			<b>56,546.09</b>		
<b>vs2lpop - General Checking</b>					
804	cenlin - CenturyLink	12/5/2024	326.04	Telecomm	
805	guasec - Guardian Security Systems, Inc	12/5/2024	3,163.74	Access Control System	
806	hdsupp - HD Supply Facilities Maintenance, LTD	12/5/2024	103.51	Office Supplies & Equipment	
807	kone - KONE	12/5/2024	4,067.16	Elevator - Service Calls	
808	usbank - US Bank/TFM/97298300/Mainyua Yang	12/5/2024	15,023.96	Loan	
809	welfar - Wells Fargo	12/5/2024	4.84	Postage	
810	welfar - Wells Fargo	12/5/2024	9.82	Postage	
811	pdamaint - SCIDpda Maintenance Dept	12/12/2024	774.50	Janitorial WOs	
812	dva - Domingo Viernes Apartments	12/12/2024	295.11	Prepaid Expenses - 12/2024 - 02/2025 open eye	
813	kone - KONE	12/12/2024	5,347.17	Elevator - Service Calls	
814	verwir - Verizon Wireless	12/12/2024	19.34	Telecomm	
815	welfar - Wells Fargo	12/12/2024	125.59	Locks & Keys/Supplies	
816	hdsupp - HD Supply Facilities Maintenance, LTD	12/19/2024	195.92	Janitorial - Supplies	

SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalictb,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,ncntcom,ncntres,nchotel,ncmanagr,ncmaster,pdacmnty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=12/2024-12/2024 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
ACH	idvs2con - IDVS2 Condo Association	12/19/2024	3,530.63	Condo Billing	
Total vs2lpop - General Checking			32,987.33		

2,426,711.98



# SCIDpda Dashboard - Commercial December/Q4 2024

## Highlights

- PDA Occupancy is 93%, Managed properties is 80%.
- New Lease Negotiations
  - New Central - Ringo Curry finished remodeling the interior and is open and busy since the beginning of the year, and hiring more staff.
  - New Central 103 & 104/105 - Puget Sound Alliance for Economical and Social Change want to lease the spaces Jan 15, 2025 for three yrs.
  - Bush Hotel 619 South Jackson - FAHNS (Filipino American National Historical Society) signed a three yr lease starting Feb 1, 2025.
  - Muracom (Osami Barber) - Washington Trail Association in lease term negotiations. Expected to sign and lease Mar 1, 2025.
  - 13th & Fir - West Coast Commercial Realty have their signs up and will provide updates monthly.
- Outstanding AR Balances
  - ICHS replacement reserve – working with our attorney on the reserve; will update as we address feedback from their attorney.
  - Bahtoh – meeting with owner in January to discuss \$16k balance due.
  - Royal San Tan – meeting with owner in January to collect \$21k balance due.
  - Gourmet Noodle & Crawfish King (IDVS2) - balance due \$94k after Jan 2025 rent and water charges. Plan to collect ~\$40k in January.
- New Property Management
  - Starting January, will manage a new building, Weller & 2nd, adding five new tenants.

SCIDpda	Occupancy			Economic					
	Days Vacant	Units Vacant (as of EOM)	% of Total SF Occupied	Collection Rate	AR >60 Days	*Adjusted AR Total	>60 Days AR Change from Prior Qtr	% >60 Days	Tenants with >60 Days Balance
Bush Hotel	1,492	2	91%	103%	\$25,238	\$45,358	13%	56%	1
IDVS 1	488	1	96%	88%	\$177,528	\$595,796	60%	30%	2
IDVS 2, Library, CC	631	1	98%	111%	\$47,365	\$97,335	49%	49%	4
New Central	6,237	6	79%	101%	\$18,664	\$32,498	178%	57%	3
PDA Summary	8,848	10	93%	96%	\$268,795	\$770,987	57%	35%	10
Target									25%
Managed									
Jackson	2,376	2	50%	80%	\$10,571	\$20,160	59%	52%	2
Muracom	180	1	92%	157%	\$0	\$7,270	0%	0%	-
13th & Fir Commercial	720	4	0%	0%	\$0	\$20,429	-100%	0%	-
Managed Summary (excl Lot	3,276	7	80%	117%	\$10,571	\$47,859	17%	22%	2
Target									25%



# SCIDpda Dashboard - Commercial December/Q4 2024

PDA Tenants Aged Receivables >60 Days		Amount Owed > 60 Days		% 60+ Days of Total AR (Goal 25%)	Actions
Bush Hotel	ICHS CMP (Meal Program)		\$25,238	67%	Working with our attorney on the reserve; will update as we address feedback from their attorney.
IDVS 1	ICHS Main		\$42,818	17%	Working with our attorney on the reserve; will update as we address feedback from their attorney.
	ICHS Legacy House		\$134,710	39%	
IDVS 2	ICHS HAWP Tai Ji Quan		\$4,415	100%	Working with our attorney on the reserve; will update as we address feedback from their attorney.
	Gourmet Noodle		\$21,210	63%	Balance due \$94k after Jan 2025 rent and water charges. Plan to collect ~\$40k in January.
	Crawfish King, Parking		\$17,494	38%	
	Parks Dept Community Ctr		\$4,246	61%	Received \$8.6k check to pay the reimbursement. Commercial team working closely with their AP to review the supporting documents.
New Central	Royal San Tan		\$14,460	75%	Meeting with owner in January to collect \$21k balance due.
	Massage Parlor Outreach Project		\$3,534	42%	\$1.6k check received in every month until December. Commercial team is following up.
	Sopa Group LLC dba Ringo Curry		\$670	62%	\$670 due out of \$1.1k balance.
Jackson (Jackcom)	Mei Ying Jue		\$1,814	33%	\$1.7 check received every month. Commercial team following up on remaining balance.
	Bahtoh		\$8,757	64%	Meeting with owner in January to discuss \$16k balance due.
<div>Key:  Over 75% Collectability  Between 50% and 75% Collectability  Under 50% Collectability</div>					



## SCIDpda Dashboard - Affordable December/Q4 2024

### Highlights

- Occupancy rate for PDA properties is 99%, with Jackson at 100%, 13th & Fir at 98%, and Atlas at 91%.
- The collection rate for all PDA properties throughout 2024 is 96%, Q4 is 100%.
- OH Stabilization grants for Q3 reimbursement were submitted, and Q4 request is in progress.
- Bush property Accounts Receivable (AR) > 60 days is 70%, while DVA AR> 60 days is 76%. 2 Bush residents with large balances have vacated their units at the end of December. One tenant is moving through the eviction process.
- For 13th & Fir residential accounts, AR> 60 days is 75%. Residents have been contacted and offered assistance through the OH grant, allowing them to pay off arrears if they stay current on rent. Just over \$35k was applied to 13th & Fir balances to reduce some rent arrears for eligible tenants.
- Jackson RCS and contract paperwork have been submitted to CMS and should have subsidy flowing again soon. Tenants continue to pay their portion of rent.
- BPV1 (Beacon Pacific Village) currently has 84 units occupied and 137 units leased, representing 85% of total units. Marketing efforts are underway to lease the remaining units, with a target to reach full occupancy by February.
- Resident Services Program has been successful hosting multiple building events in Q4. This grant provided about \$8k in Rent Assistance to 2 residents behind in rent.
- January 13 the residents of the DVA building and Commercial Management to address the public safety meeting and training.

SCIDPDA	Occupancy				Economic					
	# Units Vacant (EOM)	Days Vacant	Occupied %	Lost Rent Opportunity	Q4 Collection Rate (%)	* Adjusted AR \$ > 60 days	* Adjusted AR Total	>60 AR Change from Prior Qtr	AR > 60 days % of AR	# of Residents >60 Days
Bush	2	170	98%	\$15,048	98%	\$34,113	\$48,780	18%	70%	6
DVA	0	0	100%	\$0	102%	\$20,186	\$26,433	9%	76%	13
New Central	0	0	100%	\$0	100%	\$0	\$828	0%	0%	0
PDA Summary	2	170	99%	\$15,048	100%	\$54,299	\$76,041	14%	71%	19
Target									25%	
PDA Summary 2024					96%					
Managed										
Jackson	0	0	100%	\$0	19%	\$97,940	\$134,099	99%	73%	17
Atlas	4	354	91%	\$27,249	98%	\$19,314	\$32,950	627%	59%	6
13th & Fir Residential	3	336	98%	\$56,661	92%	\$241,707	\$323,422	29%	75%	54
Managed Summary	7	690	97%	\$16,430	69%	\$358,961	\$490,471	50%	73%	23
Target									25%	
Managed Summary 2024 (excl Louisa)					91%					

\* Adjusted = Residents with aged AR at risk for non-payments. Excludes billing credits not yet taken.

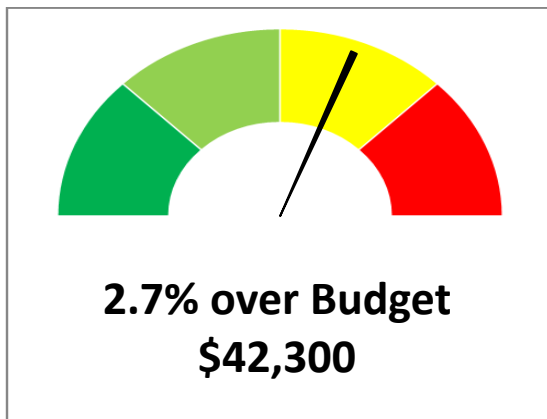


## SCIDpda Dashboard – Payroll 2024

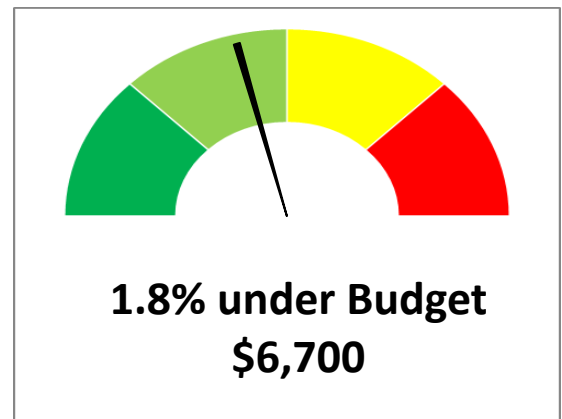
Overall, Payroll in 2024 is .4% **favorable to budget or \$18.6k for the organization** primarily due to delays in hiring and replacements for the first six months offset by hires later in the year.

- Admin is unfavorable to budget at 2.7% or (\$42.3k) due to 2 post budget promotions and affected taxes, incentives, and benefits, plus a gap in PTO taken compared to budget.
- Community Initiatives is 1.8% under budget or \$6.7k due to a replacement Program Coordinator position filled after 3 months.
- Property Management's favorable variance is 1.8% or \$39.3k due to delays in hiring key positions in the first six month, then reduced monthly by positions hired over the rest of the year (Compliance and RSC).
- Properties variance is 5.8% favorable to budget or \$14.9k as SCIDpda had staff changes (new, termination, exits, and replacements 2-3 months later).

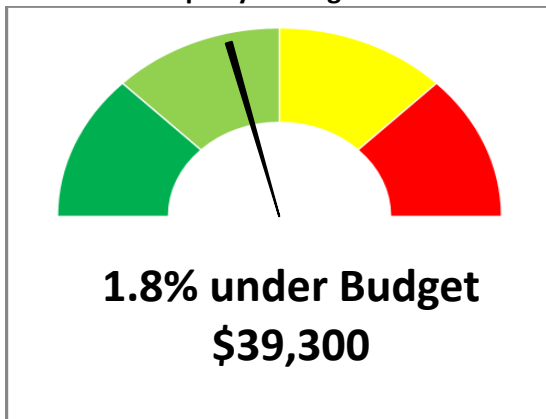
Admin



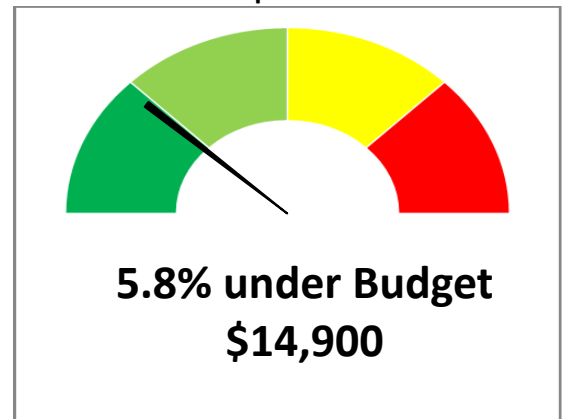
Community Initiatives



Property Management



Properties

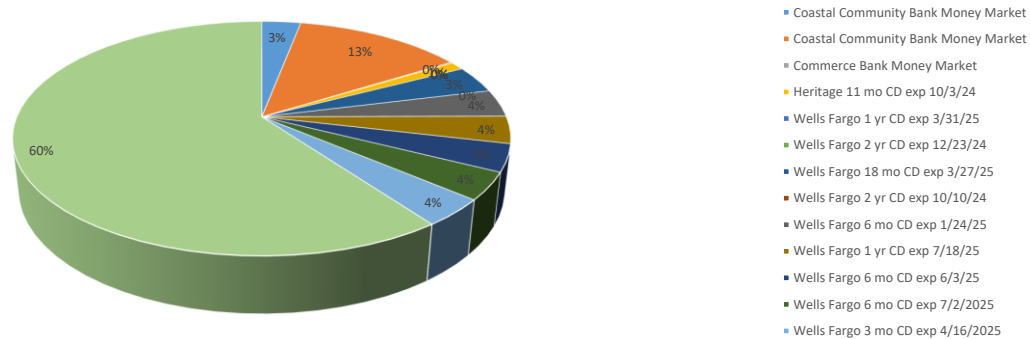




SCIDpda Investment Report									
Oct-Nov 2024									
Account	Institution	Description	Beginning Balance	Investment Activity		Interest and Dividends	Fees	Ending Balance	Interest Rate
				Deposits	Withdrawals				
6862	Coastal Community Bank	Money Market	\$ 200,644.96		\$ (1,882.67)	\$ 1,814.27		\$ 200,576.56	3.46%
8628	Coastal Community Bank	Money Market intra-fi	\$ 860,312.28	\$ 1,882.67		\$ 8,234.74		\$ 870,429.69	3.50%
1124	Commerce Bank	Money Market	\$ 9,848.72			\$ 70.05		\$ 9,918.77	2.80%
2168	Heritage	11 mo CD exp 10/3/24	\$ 73,835.55			\$ 396.15		\$ 74,231.70	4.40%
	Wells Fargo	1 yr CD exp 3/31/25	\$ 250,000.00		\$ (257,988.36)	\$ 7,988.36		\$ 0.00	5.45%
	Wells Fargo	18 mo CD exp 7/11/24	\$ 0.00					\$ 0.00	4.65%
	Wells Fargo	2 yr CD exp 12/23/24	\$ 250,000.00		\$ (255,923.29)	\$ 5,923.29		\$ (0.00)	4.70%
	Wells Fargo	18 mo CD exp 3/27/25	\$ 250,000.00					\$ 250,000.00	5.45%
	Wells Fargo	2 yr CD exp 10/10/24	\$ 250,000.00		\$ (256,956.51)	\$ 6,956.51		\$ (0.00)	5.55%
	Wells Fargo	6 mo CD exp 1/24/25	\$ 250,000.00					\$ 250,000.00	5.15%
	Wells Fargo	1 yr CD exp 7/18/25	\$ 250,000.00					\$ 250,000.00	5.05%
	Wells Fargo	6 mo CD exp 6/3/25	\$ -	\$ 250,000.00				\$ 250,000.00	4.40%
	Wells Fargo	6 mo CD exp 7/2/2025		\$ 250,000.00				\$ 250,000.00	4.15%
	Wells Fargo	3 mo CD exp 4/16/2025		\$ 250,000.00				\$ 250,000.00	4.25%
2034	WA State Dept of Treasury	LGIP	\$ 477,730.02	\$ 3,500,000.00		\$ 12,709.44		\$ 3,990,439.46	4.44%
Total			\$ 3,122,371.53	\$ 4,251,882.67	\$ (772,750.83)	\$ 44,092.81	\$ -	\$ 6,645,596.18	
QTR GROWTH								\$ 3,523,224.65	

YTD Dec 2024									
Account	Institution	Description	Beginning Balance	Investment Activity		Interest and Dividends	Fees	Ending Balance	Interest Rate
6862	Coastal Community Bank	Money Market	\$ 200,679.45		\$ (7,895.70)	\$ 7,792.81		\$ 200,576.56	3.50%
8628	Coastal Community Bank	Money Market	\$ 828,932.44	\$ 7,895.70		\$ 33,601.55		\$ 870,429.69	3.98%
1124	Commerce Bank	Money Market	\$ 9,842.95			\$ 325.82	\$ (250.00)	\$ 9,918.77	3.50%
2168	Heritage	11 mo CD exp 10/3/24	\$ 71,442.11			\$ 2,789.59		\$ 74,231.70	4.40%
	Wells Fargo	1 yr CD exp 3/31/25	\$ -	\$ 250,000.00	\$ (255,923.29)	\$ 5,923.29		\$ (0.00)	5.45%
	Wells Fargo	2 yr CD exp 12/23/24	\$ 250,000.00	\$ (250,000.00)	\$ (5,891.10)	\$ 5,891.10		\$ -	4.70%
	Wells Fargo	18 mo CD exp 3/27/25	\$ 250,000.00		\$ (13,662.33)	\$ 13,662.33		\$ 250,000.00	5.45%
	Wells Fargo	2 yr CD exp 10/10/24	\$ 250,000.00		\$ (263,760.96)	\$ 13,760.96		\$ (0.00)	5.55%
	Wells Fargo	6 mo CD exp 1/24/25	\$ -	\$ 250,000.00				\$ 250,000.00	5.15%
	Wells Fargo	1 yr CD exp 7/18/25	\$ -	\$ 250,000.00				\$ 250,000.00	5.05%
	Wells Fargo	6 mo CD exp 6/3/25	\$ -	\$ 250,000.00				\$ 250,000.00	4.40%
	Wells Fargo	6 mo CD exp 7/2/2025		\$ 250,000.00				\$ 250,000.00	4.15%
	Wells Fargo	3 mo CD exp 4/16/2025		\$ 250,000.00				\$ 250,000.00	4.25%
2034	WA State Dept of Treasury	LGIP	\$ 1,334,616.92	\$ 4,078,727.83	\$ (1,455,815.78)	\$ 32,927.86	\$ (17.37)	\$ 3,990,439.46	5.00%
Total			\$ 3,945,513.87	\$ 5,336,623.53	\$ (2,773,517.65)	\$ 137,243.80	\$ (267.37)	\$ 6,645,596.18	
YTD GROWTH								\$ 2,700,082.31	

LGIP withdrawal - \$300K for 2023 incentives payout; \$792K for Earnest Money for 650 Dearborn Street (Spin N' Span); \$360K for operating expenses  
LGIP deposit - Developer Fee from Big Village \$292K; Paul Mar Donation \$287K; Return of Equity from AIPACE sale \$3.5M (to be deposited in Dec 2024)





**Incentive Goals and KPI Measures**  
**Q4 Status**

	Q1 Status	Q2 Status	Q3 Status	Q4 Status	2024 Budget	Notes
<b>Systems operate better to serve CID community needs</b>						
<ul style="list-style-type: none"> <li>Fully onboard Small Business Relief Team staff to online small business database by 9/30/24.</li> <li>✓ Collect 30 primary intake forms completed by business as of 12/31/24</li> <li>✓ Install 3 exterior and 16 interior murals at the Beacon Pacific Village by 8/5/24</li> </ul>	In progress	Training scheduled for July	Training completed in July, database being used regularly by SBRT	SBRT staff members have been fully onboarded	Goal Achieved	
	In progress	12 intake forms completed	27 intake forms completed	30 intake forms collected		
	In progress	Mural installations are being scheduled for July and August	1.5 exterior and 13 interior murals completed. 1.5 exterior and 3 interior murals left to be installed. Delayed because of TCO	3 exterior and 15 interior murals completed. Remaining interior mural delayed due to artist's schedule. Will be completed Jan 2025.		
	Jan 24 memberships Feb 0 (see Notes) Mar 22	Apr 22 May 23 Jun 25	July 24 Aug 23 Sept 23	Oct - 24 Nov - 23 Dec - 23	<b>Goal Achieved</b> Jan 15 memberships Feb 14 Mar 15 Apr 14 May 15 Jun 14 Jul 15 Aug 14 Sep 15 Oct 14 Nov 15 Dec 14	Feb - \$0 membership charges due to flooding and heat issues

**Incentive Goals and KPI Measures**  
**Q4 Status**

	Q1 Status	Q2 Status	Q3 Status	Q4 Status	2024 Budget	Notes
<b>Affordable Housing is developed; CID properties preserved to meet community needs</b>						
<ul style="list-style-type: none"> <li>Submit combined funders application for the Little Saigon Landmark Project by 10/31/24.</li> </ul>		Funders application to be submitted in early Q3	Combined Funders application was submitted mid September.		<b>Goal Achieved</b>	
<ul style="list-style-type: none"> <li>Acquire Spic N Span parcel (Dearborn) and file Prospective Purchaser Consent Decree with the State of Washington by 3/31/24.</li> </ul>	In progress	PCPD filed 3/18/24, remediation and 2 yr wait for toxic chemicals from Dry Cleaning business to dissapate to safe levels. Will use open space for staff parking	Closed Acquisition on 5/26/2024		<b>Goal Achieved</b>	Property was acquired with funds from the WSHFC's Land Acquisition Program and SCIDpda equity.
<ul style="list-style-type: none"> <li>Restart Resident Services Program by 6/1/24.</li> </ul>	Submitted for RSC grant, and posted position	RSM position hired	Resident Services Manager Jade Yan started 7/1/24. Currently hiring for a Resident Services Coordinator by end of the year.	RSC position also hired and onboarded on 12/2/24. Resident Services program expanded its capacity in Q4.	<b>Goal Achieved</b> Yes - \$100k	OH awarded \$100k for 2024 RSC grant.

**Incentive Goals and KPI Measures**  
**Q4 Status**

	Q1 Status	Q2 Status	Q3 Status	Q4 Status	2024 Budget	Notes
<b>SCIDPDA organization and lines of business are developed to achieve intended impact and sustainability</b>						
<ul style="list-style-type: none"> <li>Neutralize the impact of multi-yr grants on financial results and budgets. Devised new ways to track restricted grant revenue, expenses, and fund balances by 12/31/24.</li> </ul>		In progress - Finance and CI met to review tools in June, HR providing empl specific wage info for grant debriefs. Will re-assess in Q3.	Acctg team using CI grant tracking reports to reconcile transactions. CI and Finance using reports for planning and forecasting.	Will undergo continous improvement process and collaboration between CI and Accounting Teams	Goal Achieved	
<ul style="list-style-type: none"> <li>Improve audit trail and documentation of transactions in Yardi by utilizing its cloud storage tools by 12/31/24.</li> </ul>	In progress	In progress	In progress	Instituted	Goal Achieved	
<ul style="list-style-type: none"> <li>Finalize plan for 50<sup>th</sup> Anniversary activities by 12/31/24.</li> </ul>	In progress	Attending monthly meetings to discuss outline of 50th Anniverary Party, selected PR firm to assist with activities.	Hired PR firm, secured venue, and identified activities for anniversary. Calendar in progress.	Approved plan for 50th Anniversary Events in 2025.	Goal Achieved, Carryover to 2025	
✓ Fundraising/Sponsorship activities  ✓ 2024 Fundraiser		Event: SCIDpda Bash May 30  Schedule and location now set - Oct 11, Washington Hall. Notecards created to hand out at Bash and other functions	Planning for fundraising event in progress.  \$102k todate in sponsorships, event planned for Oct 11, 5:30pm at Washington Hall.	Achieved \$188k Gross, \$163k Net	Goal Achieved \$190k Gross, \$150k Net Budget	

# **Resolution 25-01-21-01**

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

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

- Approve December Board Meeting Minutes

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

## **Resolution 24-02-20-\_\_**

### **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 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.

Additionally, the Board desires to reward positive performance for meeting and/or exceeding specified Authority goals for 2024 as outlined below.

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

- Fully onboard Small Business Relief Team staff to online small business database by September 31, 2024. *training this summer – DONE July 2024*
- Identify SCIDpda priorities in City of Seattle-led Sound Transit 3 community benefits agreement process by December 31, 2024. *All underway, new DEIS is expected Q1 2025, Co-ED's submitted comment letter on BLE Scoping Process on 12/9/25.*

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

- Submit combined funders application for the Little Saigon Landmark Project by October 31, 2024. *DONE!*
- Acquire Spic N Span parcel and file Prospective Purchaser Consent Decree with the State of Washington by March 31, 2024. *DONE!*
- Restart Resident Services Program by June 1, 2024. *Delayed one month, start July 1 – DONE!*
- Support implementation of affirmative marketing plan and identify at least two (2) leasing/outreach partners to support lease-up Beacon Pacific Village by June 1, 2024. *DONE!*

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

- Neutralize the impact of multi-year grants on financial results and budgets. Devise new ways to track restricted grant revenue, expenses, and fund balances by December 31, 2024. *Done, but this will undergo a continuous improvement process with the collaboration of the Accounting and CI team. In 2024, CI developed a grant tracking worksheet which serves as a reference for across teams. The accounting team also developed an accounting process for the OH Stabilization grant which can be used as a model for future grants.*

- Improve audit trail and documentation of transactions in Yardi by utilizing its cloud storage tools by December 31, 2024. *The accounting team has now instituted this practice whenever a vendor invoice or Journal Entry is entered in Yardi. Copies of pdf backups are stored in the SCID's shared folders for A/Ps while backups for Journal Entries are uploaded in Yardi.*
- Finalize plan for 50th Anniversary activities by December 31, 2024. *In progress. Done!*

Rewards are to be made to eligible employees for meeting and/or exceeding specified Authority goals for 2024, up to a maximum of 6% of the employee's 2024 salary/wages. The rewards are to be made after the award date of December 31, 2024, and no later than March 31, 2025.

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 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.

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Board President

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Date

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Board Treasurer

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Date

## **Resolution 25-01-21-02**

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

Seattle Chinatown International District Preservation and Development Authority (SCIDpda), a Washington public authority (Authority), currently employs approximately 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.

Whereas, the SCIDpda Board (Board) approved a 2024 Incentive Compensation Plan in order to recognize and reward performance, by all eligible staff, that meet and/or exceed specified goals as outlined below (the status of each noted in bold italics). Eligible staff are permanent employees on the award date of December 31, 2024.

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

- Fully onboard Small Business Relief Team staff to online small business database by September 31, 2024. *training this summer – DONE July 2024*
- Identify SCIDpda priorities in City of Seattle-led Sound Transit 3 community benefits agreement process by December 31, 2024. *All underway, new DEIS is expected Q1 2025, Co-ED's submitted comment letter on BLE Scoping Process on 12/9/25.*

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

- Submit combined funders application for the Little Saigon Landmark Project by October 31, 2024. *DONE!*
- Acquire Spic N Span parcel and file Prospective Purchaser Consent Decree with the State of Washington by March 31, 2024. *DONE!*
- Restart Resident Services Program by June 1, 2024. *Delayed one month, start July 1 – DONE!*
- Support implementation of affirmative marketing plan and identify at least two (2) leasing/outreach partners to support lease-up Beacon Pacific Village by June 1, 2024. *DONE!*

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

- Neutralize the impact of multi-year grants on financial results and budgets. Devise new ways to track restricted grant revenue, expenses, and fund balances by December 31, 2024. *Done, but this will undergo a continuous improvement process with the collaboration of the Accounting and CI team. In 2024, CI developed a grant tracking worksheet which serves as a reference for across teams. The accounting team also*

*developed an accounting process for the OH Stabilization grant which can be used as a model for future grants.*

- Improve audit trail and documentation of transactions in Yardi by utilizing its cloud storage tools by December 31, 2024. *The accounting team has now instituted this practice whenever a vendor invoice or Journal Entry is entered in Yardi. Copies of pdf backups are stored in the SCID's shared folders for A/Ps while backups for Journal Entries are uploaded in Yardi.*
- Finalize plan for 50th Anniversary activities by December 31, 2024. *In progress. Done!*

Having met or made substantial progress regarding the above listed goals, the Co-Executive Directors, Director of Finance and Board Finance Committee recommend to the SCIDpda Board, and the SCIDpda Board therefore affirms and resolves, that an incentive is authorized.

Further, the Board authorizes and approves the incentive to be distributed by January 31, 2025, to all staff who were permanent employees on the award date of December 31, 2024, in an amount equal to 6% of the employee's 2024 salary/wages.

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Board President

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Date

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Board Treasurer

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Date



## SCIDpda Board Meeting Minutes

December 17, 2024

In-person at Hing Hay Coworks

The December 2024 SCIDpda Board Meeting was hosted in-person at Hing Hay Coworks.

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

**Staff Present:** Jamie Lee, Jared Jonson, Winston Samson, Sophia Ni, An Huynh, Joseph Guanlao, Janet Smith, Naomi Saito, Eun Ho, Crystal Ng, Elyse Fujimoto, Christine Connolly

### 1. Call to Order

The meeting was called to order by Cindy Ju, Board President, at 5:40PM.

### 2. Consent Agenda

Resolution 24-11-19-01

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

- Approve November Board Meeting Minutes
- Approve December Concurrence requests

Moved: Miye Moriguchi

Seconded: Kyle Igarashi

Board Approved: 9

Abstained: 0

Absent: 3

The resolution was approved.

### 3. Staff Updates

- Budget Presentation
- Resolution - Approve 2025 Budget

Resolution 24-12-17-02

We, the Board of Seattle Chinatown International District Preservation and Development Authority, approve the 2025 Budget.

Moved: May Wu

Seconded: Cindy Ju

Board Approved: 9

Abstained: 0

Absent: 3

The resolution was approved.

- Resolution - Approve Commerce Bank LOC – Winston Samson

Resolution 24-12-17-03

We, the Governing body of the Seattle Chinatown International District Preservation and Development Authority (“SCIDpda”), authorize and approve the renewal of the line of credit between The Commerce Bank of Washington and SCIDpda in an amount up to \$500,000. The purpose of the credit line is to provide financing to bridge the timing gap between grants and contract payments received by borrower. Further, we authorize either of the Co-Executive Directors to sign loan documents with respect to the foregoing on behalf of the agency.

Moved: Elliot Sun

Seconded: Jerilyn Young

Board Approved: 9

Abstained: 0

Absent: 3

The resolution was approved.

- Executive Report – Jamie and Jared

#### 4. Board Business

- Governance and Recruitment
- Board Re-election

- Resolution – Approve 2025 Re-election

Resolution 24-12-17-06

We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors, elect the following to the Board of Directors:

- Jerilyn Young (re-election, 3rd term)
- Miye Moriguchi (re-election, 3rd term)
- Mindy Au (re-election, 3rd term)
- Michelle Villafuerte (re-election, 1st term – completed Tiernan Martin’s term)

Moved: Casey Huang

Seconded: Elliot Sun

Board Approved: 9

Abstained: 0

Absent: 3

The resolution was approved.

- Board Officer Slate
- Resolution – Approve 2025 Officer Slate

Resolution 24-12-17-04

We, the Board of the Seattle Chinatown International District Preservation and Development Authority, approve the slate of officers for 2025.

President        Cindy Ju

Vice President   Jerilyn Young

Secretary        Miye Moriguchi

Treasurer        May Wu

Moved: Kyle Igarashi

Seconded: Michelle Villafuerte

Board Approved: 9

Abstained: 0

Absent: 3

The resolution was approved.

- Note new meeting time/dates for 2025
- Resolution - Accept 2025 Meeting Schedule (Full, Finance, Exec, CI, RED)

Resolution 24-12-17-05

We, the Board of the Seattle Chinatown International District Preservation and Development Authority, approve the following 2025 meeting schedule, with all meetings to be held at SCIDpda Main Offices, 409 Maynard Ave. S., Plaza Level and/or telephonic due to the public health circumstances related to the ongoing COVID-19 outbreak.

Moved: Jerilyn Young

Seconded: Miye Moriguchi

Board Approved: 9

Abstained: 0

Absent: 3

The resolution was approved.

## 5. Adjourn

The meeting was adjourned by Cindy Ju, Board President, at 6:43 PM.