



BOARD MEETING AGENDA

Tuesday, July 15, 2025

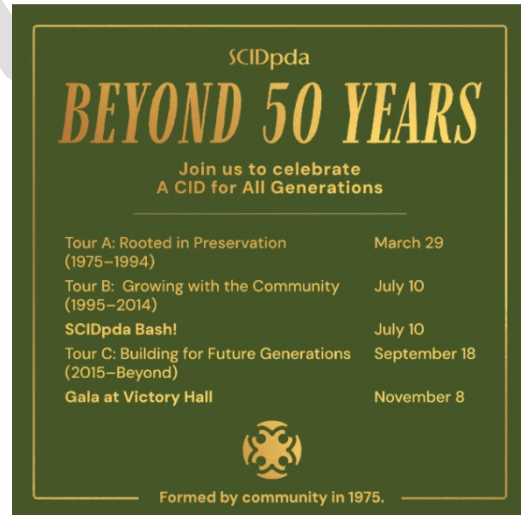
5:30 - 6:00 PM

Participation in this meeting is virtual

5:30 pm	Action	1. Call to Order – Cindy Ju Agenda Approval Public comment – public may sign up to address the board for up to 2 minutes on matters on this agenda
5:31pm	Action	2. Consent Agenda Resolution <ul style="list-style-type: none"> • Approve June Board Meeting Minutes • Approve July Concurrence Requests • Accept June Expenditure Reports
5:35pm	Discussion/Approval	3. Board Business – Cindy Ju <ul style="list-style-type: none"> • New Board members – Lester Brown & Tony To • Gala Table Captains • Board recruitment process/strategy & governance
6:30pm	Action	4. Adjourn – Cindy Ju

Important meeting dates:

- Next Board Meeting– July 15, 2025 – VIRTUAL



**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

July 11, 2025

1. Jun Expenditure Report – Winston/Hiwot
2. Q2 Management Reports
 - a. Commercial - Sophia
 - b. Residential - Sophia
 - c. Payroll - Janet
 - d. Investment Performance - Winston
3. KPI Updates

Expenditure Certification Memorandum

DATE: **06/30/2025**
 TO: **Board of Directors**
 FROM: **Winston Samson, Director of Finance**
 RE: **June 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	757	to	796	\$	121,744.41
Electronic Funds Transfers	General Checking		eft		\$	130,401.22
Computer Run Checks	General Checking	101		108	\$	6,548.24
				13th & Fir	\$	258,693.87
Computer Run Checks	General Checking	238	to	255	\$	25,823.56
				Atlas	\$	25,823.56
Computer Run Checks	General Checking	2433	to	2449	\$	63,578.17
Electronic Funds Transfers	General Checking		eft		\$	7,924.19
				Bush Hotel Commercial	\$	71,502.36
Computer Run Checks	General Checking	1999	to	2003	\$	21,541.50
				Bush Hotel Condo	\$	21,541.50
Computer Run Checks	General Checking	251	to	251	\$	1,150.00
Electronic Funds Transfers	General Checking		eft		\$	19,512.17
				Bush Hotel QalicB	\$	20,662.17
Computer Run Checks	General Checking	2022	to	2039	\$	51,434.74
Electronic Funds Transfers	General Checking		eft		\$	20,391.48
				Bush Hotel Residential	\$	71,826.22
Computer Run Checks	General Checking	205	to	205	\$	4.12
				CIDPDA	\$	4.12
Computer Run Checks	General Checking	4547	to	4561	\$	69,993.80
Electronic Funds Transfers	General Checking		eft		\$	20,235.83
				DVA	\$	90,229.63
Electronic Funds Transfers	General Checking TCB		eft		\$	100.54
				Hing Hay Coworks	\$	100.54
Computer Run Checks	General Checking	1524	to	1542	\$	89,894.47
Electronic Funds Transfers	General Checking		eft		\$	15.00
				IDVS1 Commercial	\$	89,909.47
Computer Run Checks	General Checking	612	to	619	\$	7,989.89

					IDVS2 Condo	\$ 7,989.89
Computer Run Checks	General Checking	872	to	878	\$	16,933.52
Electronic Funds Transfers	General Checking		eft		\$	1,430.90
					IDVS2 Library & Parking	\$ 18,364.42
Computer Run Checks	General Checking	971	to	976	\$	13,619.24
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
ACH Transfers	Replacement Reserves		eft		\$	-
					IDVS2 Commercial	\$ 18,626.04
Computer Run Checks	General Checking	402	to	412	\$	618,554.67
					Lot on the Hill	\$ 618,554.67
Computer Run Checks	General Checking	1610	to	1626	\$	42,109.41
					New Central Commercial	\$ 42,109.41
Computer Run Checks	General Checking	346	to	346	\$	562.00
Electronic Funds Transfers	General Checking		eft		\$	17,368.30
					New Central Hotel	\$ 17,930.30
Computer Run Checks	General Checking	1830	to	1846	\$	51,757.09
					New Central Residential	\$ 51,757.09
Computer Run Checks	General Checking	1351	to	1357	\$	69,669.59
Computer Run Checks	General Checking	1366	to	1423	\$	285,881.30
Electronic Funds Transfers	General Checking		eft		\$	355,225.03
EFTs for Payroll	General Checking		06/12/25 & 06/26/25		\$	307,817.43
					SCIDpda	\$ 1,018,593.35
					\$ 2,444,218.61	

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,ncmmanagr,ncmaster,pdaccmty,pdadev,pdamaint,pdaopac c,scid AND mm/yy=06/2025-06/2025 AND All Checks=Yes

Check#		Vendor	Check	Total	
Check#		Vendor	Date	Check	Note
Comments					
13resop - General Checking					
757	besron - Ron Best, LLC DBE: Pro-Tection Seattle	6/5/2025	8,570.88	Grants Receivable/Nonoperational Expense	
758	boilaw - Brian A. Boice	6/5/2025	2,475.00	Legal - Tenant Related	
759	comcas - Comcast Business	6/5/2025	630.66	Telecomm	
760	otiele - OTIS Elevator Company	6/5/2025	972.45	Elevator - Service Calls	
761	pbseng - PBS Engineering and Environmental Inc.	6/5/2025	3,651.25	Professional Fees & Consulting	
762	ricusa - Ricoh USA, Inc	6/5/2025	406.13	Copier Lease/Maintenance	
763	seacitli - Seattle City Light	6/5/2025	26.24	Electricity	
764	seacitli - Seattle City Light	6/5/2025	609.16	Electricity	
765	seacitli - Seattle City Light	6/5/2025	686.01	Electricity	
766	subsol - Submeter Solutions/Pioneer Energy Management	6/5/2025	121.00	13 com/Utility Readings - AR	
767	verwir - Verizon Wireless	6/5/2025	417.73	Telecomm	
768	welfar - Wells Fargo	6/5/2025	150.00	Grant Receivable	
769	welfar - Wells Fargo	6/5/2025	121.37	Telecomm	
770	cerlan - Cerna Landscape, Inc.	6/12/2025	597.46	Maintenance	
771	guasec - Guardian Security Systems, Inc	6/12/2025	440.30	Prepaid Expenses - 310087/Video Monitoring/Cloud Storage	
772	lazkar - LAZ Karp Associates LLC	6/12/2025	1,628.57	Nonoperational Expense	
773	mckser - McKinstry Service	6/12/2025	11,148.00	Accrued/Prepaid Expense - 214769/Annual FS/Bflow/Atesting	
774	pbseng - PBS Engineering and Environmental Inc.	6/12/2025	2,011.56	Professional Fees & Consulting	
775	razjun - Razzies Junk LLC (Razzies Junk Removal ServiceO	6/12/2025	-1,081.43	Voided/Duplicate	
775	razjun - Razzies Junk LLC (Razzies Junk Removal ServiceO	6/12/2025	1,081.43	Garbage/Waste Removal	
776	scidpda - SCIDpda	6/12/2025	47,569.40	ID Billing	
777	welfar - Wells Fargo	6/12/2025	571.06	Advertising and Marketing/Office Supplies & Equipment/Tenant Retention	
778	welfar - Wells Fargo	6/12/2025	1,270.68	Small Tools & Equipment/Supplies/Locks & Keys	
779	comcas - Comcast Business	6/19/2025	775.85	Telecomm	
780	cryspr - DS Services of America, Inc. dba: Crystal Springs	6/19/2025	109.03	Office Supplies & Equipment	
781	pmjans - Phnook	6/19/2025	1,440.00	UTO - Other Vendors	
782	pugsou - Puget Sound Energy	6/19/2025	2,767.34	Natural Gas	
783	reninc - RentGrow, Inc.	6/19/2025	144.00	Credit Screening Fee	
784	seacitli - Seattle City Light	6/19/2025	-1,320.18	Voided/Wrong Amount	
784	seacitli - Seattle City Light	6/19/2025	1,320.18	Electricity	
785	seahou - Seattle Housing Authority	6/19/2025	4,471.43	Garbage/Waste Removal	
786	teciteas - Tyler Jay	6/19/2025	286.65	Computer - Maintenance	
787	wesext - Western Exterminator Company	6/19/2025	275.88	Pest Control	
788	citseacu - City of Seattle-Combined Utilities	6/26/2025	20,042.58	Garbage/Waste Removal/Water & Sewer	
789	pmjans - Phnook	6/26/2025	535.00	UTO - Other Vendors	
790	pucred - Puckett & Redford PLLC	6/26/2025	4,714.47	Legal - Tenant Related	
791	razjun - Razzies Junk LLC (Razzies Junk Removal ServiceO	6/26/2025	1,081.43	Garbage/Waste Removal	
792	scidpda - SCIDpda	6/26/2025	-0.36	Voided/Wrong Amount	
792	scidpda - SCIDpda	6/26/2025	0.36	ID Billing	
793	seacitli - Seattle City Light	6/26/2025	709.66	Electricity	
794	seacitli - Seattle City Light	6/26/2025	19.20	Electricity	
795	seacitli - Seattle City Light	6/26/2025	175.98	Electricity	
796	subsol - Submeter Solutions/Pioneer Energy Management	6/26/2025	121.00	13com Property Utility Readings - AR	
Total 13resop - General Checking			121,744.41		
13resop2 - Wells Fargo Bank					
101	scidpda - SCIDpda	6/5/2025	1,453.52	Grants Receivable	
102	seacitli - Seattle City Light	6/5/2025	18.56	Electricity	
103	atlapt - Frank W S Mar Investments LLC dba: Atlas Apt.	6/12/2025	226.76	Janitorial - Supplies	
104	pdamaint - SCIDpda Maintenance Dept	6/12/2025	281.18	Maintenance WOs	
105	scidpda - SCIDpda	6/12/2025	740.16	Grants Receivable	
106	pdamaint - SCIDpda Maintenance Dept	6/19/2025	1,919.83	Supplies/Small Tools & Equipment/Appliances	
107	seacitli - Seattle City Light	6/19/2025	1,319.73	Electricity/13com Vacant Unit Electricity - AR	
108	monpur - Montgomery Purdue PLLC	6/26/2025	588.50	Legal - Tenant Related	
ACH	capone - CapitalOne Bank	6/10/2025	130,401.22	loan	Monthly Capital One Loan payment & escrow
Total 13resop2 - Wells Fargo Bank			136,949.46		
atlasop1 - Bank of America Operating Acct					
238	hdsupp - HD Supply Facilities Maintenance, LTD	6/5/2025	2,558.66	Janitorial - Supplies	
239	seacitli - Seattle City Light	6/5/2025	710.37	Electricity	
240	searub - Seattle Rubbish Removal	6/5/2025	508.20	Garbage/Waste Removal	
241	verwir - Verizon Wireless	6/5/2025	53.22	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,ncmmanagr,ncmaster,pdacmnty,pdadev,pdamaint,pdaopac,c,scid AND mm/yy=06/2025-06/2025 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
242	wasman - Waste Management of Seattle	6/5/2025	1,620.92	Garbage/Waste Removal	
243	wavbro - WAVE	6/5/2025	115.72	Telecomm	
244	wesext - Western Exterminator Company	6/5/2025	311.14	Pest Control	
245	pdamaint - SCIDpda Maintenance Dept	6/12/2025	10,721.00	Maintenance WOs	
246	aaafir - AAA Fire Protection Inc.	6/12/2025	1,114.54	Fire Systems/Sprinklers - Service Calls	
247	citseacu - City of Seattle-Combined Utilities	6/12/2025	85.42	Garbage/Waste Removal/Water & Sewer	
248	citseacu - City of Seattle-Combined Utilities	6/12/2025	114.60	Garbage/Waste Removal/Water & Sewer	
249	citseacu - City of Seattle-Combined Utilities	6/12/2025	758.36	Garbage/Waste Removal/Water & Sewer	
250	scidpda - SCIDpda	6/12/2025	5,037.26	ID Billing	
251	seacitli - Seattle City Light	6/12/2025	9.91	Electricity	
252	seacitli - Seattle City Light	6/12/2025	9.07	Electricity	
253	searub - Seattle Rubbish Removal	6/12/2025	1,779.46	Garbage/Waste Removal	
254	welfar - Wells Fargo	6/12/2025	11.02	Office Supplies & Equipment	
255	pdamaint - SCIDpda Maintenance Dept	6/19/2025	304.69	Supplies/Janitorial - Supplies	

Total atlasop1 - Bank of America Operating Acct 25,823.56

bhcommop - General Checking

2433	cenlin - CenturyLink	6/5/2025	80.27	Telecomm	
2434	finnei - Finney Neill & Co. P.S.	6/5/2025	1,350.00	Accrued Expenses/Preparation of 2024 tax return	
2435	thepar - The Part Works, Inc.	6/5/2025	8.53	Supplies	
2436	verwir - Verizon Wireless	6/5/2025	30.39	Telecomm	
2437	wasman - Waste Management of Seattle	6/5/2025	445.08	Garbage/Waste Removal	
2438	pdamaint - SCIDpda Maintenance Dept	6/12/2025	9,590.36	Janitorial WOs	
2439	bushqali - SCIDpda Bush Hotel QALICB LLC	6/12/2025	45,243.84	Rent	
2440	cedgro - Cedar Grove Organics Recycling LLC	6/12/2025	60.80	Garbage/Waste Removal	
2441	contec - Convergent Technologies LLC	6/12/2025	333.70	Fire Systems/Sprinklers - Contract	
2442	dstrdr - D Street Drain Cleaning LLC	6/12/2025	658.40	Plumbing	
2443	repser - Republic Services	6/12/2025	841.62	Garbage/Waste Removal	
2444	wavbro - WAVE	6/12/2025	60.00	Telecomm	
2445	cenlin - CenturyLink	6/19/2025	80.27	Telecomm	
2446	kone - KONE	6/19/2025	1,867.19	Prepaid Expenses/N320888	
2447	pdamaint - SCIDpda Maintenance Dept	6/19/2025	35.20	Supplies	
2448	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	6/19/2025	1,340.75	HVAC/Boiler Maint - Service Calls	
2449	contec - Convergent Technologies LLC	6/26/2025	1,551.77	Fire Systems/Sprinkler - Service Calls	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	6/12/2025	7,924.19	Condo Billing	

Total bhcommop - General Checking 71,502.36

bhcondop - General Checking

1999	finnei - Finney Neill & Co. P.S.	6/5/2025	1,350.00	Accrued Expenses/Corporation Tax Return for 12/31/2023 & 2024	
2000	pugsou - Puget Sound Energy	6/12/2025	3,408.07	Natural Gas	
2001	firins - First Insurance Funding Corp.	6/26/2025	11,669.60	Insurance	
2002	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	6/26/2025	5,089.34	HVAC/Boiler Maint - Contract	
2003	unistatr - Department of the Treasury	6/26/2025	24.49	Income Taxes/Tax Penalties	

Total bhcondop - General Checking 21,541.50

bhqalop - General Checking

251	finnei - Finney Neill & Co. P.S.	6/5/2025	1,150.00	Accrued Expenses/Final Invoice for Audit 12/31/2024 FS	
ACH	bannymel - The Bank of New York Mellon Trust Co.	6/12/2025	12,416.67	Deposits with Other Entities	
ACH	bannymel - The Bank of New York Mellon Trust Co.	6/12/2025	1,995.50	Interest Expense	
ACH	thecomm - The Commerce Bank of WA	6/30/2025	5,100.00	Loan	

Total bhqalop - General Checking 20,662.17

bhresope - General Checking

2022	busimp - Seattle Economic Development Fund	6/5/2025	1,604.68	Loan	
2023	verwir - Verizon Wireless	6/5/2025	154.20	Telecomm	
2024	pdamaint - SCIDpda Maintenance Dept	6/12/2025	18,181.00	Janitorial WOs	
2025	citseacu - City of Seattle-Combined Utilities	6/12/2025	70.57	Water/Sewer	
2026	contec - Convergent Technologies LLC	6/12/2025	745.52	Fire Systems/Sprinklers - Contract	
2027	raienv - Yong Zhang	6/12/2025	282.52	Pest Control	
2028	scidpda - SCIDpda	6/12/2025	20,854.83	ID Billing	
2029	seacitli - Seattle City Light	6/12/2025	129.86	Electricity	
2030	seacitli - Seattle City Light	6/12/2025	476.19	Electricity	
2031	shewil - Sherwin-Williams Co.	6/12/2025	600.52	Supplies	

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,lohill,loumural,ncentcom,ncentres,nchotel,ncmmanagr,ncmaster,pdacmnty,pdadedv,pdamaint,pdaopac
c,scid AND mm/yy=06/2025-06/2025 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
2032	welfar - Wells Fargo	6/12/2025	616.86	Maintenance/Supplies	
2033	cenlin - CenturyLink	6/19/2025	161.46	Telecomm	
2034	hoeun - Eun Ho	6/19/2025	85.97	Office Supplies & Equipment	
2035	kone - KONE	6/19/2025	4,647.54	Prepaid Expenses/N320888	
2036	offdep - Office Depot	6/19/2025	21.77	Supplies	
2037	reninc - RentGrow, Inc.	6/19/2025	36.00	Credit Screening Fee	
2038	contec - Convergent Technologies LLC	6/26/2025	1,975.00	Fire Systems/Sprinkler - Service Calls	
2039	seacitli - Seattle City Light	6/26/2025	790.25	Electricity	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	6/12/2025	16,327.48	Condo Billing	
ACH	thecomm - The Commerce Bank of WA	6/30/2025	4,064.00	Loan	
Total bhresope - General Checking			71,826.22		
cidpdao4 - General Checking					
205	scidpda - SCIDpda	6/12/2025	4.12	ID Billing	
Total cidpdao4 - General Checking			4.12		
dvaop - General Checking					
4547	idvs2lib - IDVS2 Library/Parking	6/1/2025	17,831.25	Loan	
4548	hdsupp - HD Supply Facilities Maintenance, LTD	6/5/2025	404.83	Supplies	
4549	verwir - Verizon Wireless	6/5/2025	112.19	Telecomm	
4550	wesext - Western Exterminator Company	6/5/2025	396.44	Pest Control	
4551	pdamaint - SCIDpda Maintenance Dept	6/12/2025	13,003.84	Maaintenance WOs	
4552	depcom - Dept of Commerce	6/12/2025	14,423.00	Loan	
4553	guasec - Guardian Security Systems, Inc	6/12/2025	120.50	Access Control Systems	
4554	pugsou - Puget Sound Energy	6/12/2025	3,428.80	Natural Gas	
4555	scidpda - SCIDpda	6/12/2025	16,655.85	ID Billing	
4556	welfar - Wells Fargo	6/12/2025	20.96	Supplies	
4557	kone - KONE	6/19/2025	2,821.34	Prepaid Expenses/N320888	
4558	pdamaint - SCIDpda Maintenance Dept	6/19/2025	92.67	Maaintenance Wos/Supplies	
4559	wavbro - WAVE	6/19/2025	120.80	Telecomm	
4560	cenlin - CenturyLink	6/26/2025	525.06	Telecomm	
4561	yanali - Jade Yan	6/26/2025	36.27	Program - Food Cost	
ACH	idvs2con - IDVS2 Condo Association	6/18/2025	20,235.83	Condo Billing	
Total dvaop - General Checking			90,229.63		
hingop3 - General Checking					
ACH	paypal - PayPal	6/4/2025	100.54	Bank Fees & Charges	
Total hingop3 - General Checking			100.54		
idvs2op4 - General Checking					
971	subsol - Submeter Solutions/Pioneer Energy Management	6/5/2025	132.00	Water/Sewer	
972	verwir - Verizon Wireless	6/5/2025	6.32	Telecomm	
973	wasman - Waste Management of Seattle	6/5/2025	4,080.14	Garbage/Waste Removal	
974	pdamaint - SCIDpda Maintenance Dept	6/12/2025	3,227.88	Janitorial WOs	
975	repser - Republic Services	6/12/2025	3,648.58	Garbage/Waste Removal	
976	idvs2con - IDVS2 Condo Association	6/19/2025	2,524.32	Condo Billing	
ACH	herban - Heritage Bank	6/20/2025	5,006.80	Loan	
Total idvs2op4 - General Checking			18,626.04		
lotconst - Construction Account					
402	scidpda - SCIDpda	6/12/2025	466,485.73	Other Liabilities - LH Chase Loan 4217/9831/Draw23	Reimburse SCID for interest loan payments made on Lot On the Hill's behalf
403	welfar - Wells Fargo	6/12/2025	645.82	Development Project-North Lot Housing	
404	teciteas - Tyler Jay	6/19/2025	33.08	Computer - Maintenance	
405	falass - Falkin Associates, Inc.	6/26/2025	300.00	Development Project-North Lot Housing/Draw 24	
406	geocon - Geosyntec Consultants, Inc.	6/26/2025	15,890.61	Development Project-North Lot Housing/Draw 24	
407	gtgcon - GTG Consultants Inc.	6/26/2025	1,680.00	Development Project-North Lot Housing/Draw 24	
408	imecon - IMEG Consultants Corp.	6/26/2025	13,625.00	Development Project-North Lot Housing/Draw 24	
409	jmcson - JM Corp & Son Inc	6/26/2025	9,290.97	Development Project-North Lot Housing/Draw 24	
410	linint - Linx Integrated/Boone Electric/Surecom	6/26/2025	40,608.80	Development Project-North Lot Housing/Draw 24	
411	lovhun - Loveridge Hunt & Co., PLLC	6/26/2025	31,750.00	Development Project-North Lot Housing/Draw 24	
412	webtho - Weber Thompson	6/26/2025	38,244.66	Development Project-North Lot Housing/Draw 24	

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,ncmmanagr,ncmaster,pdacmmty,pdadev,pdamaint,pdaopac c,scid AND mm/yy=06/2025-06/2025 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
Total lotconst - Construction Account			618,554.67		All amounts were funded and reconciled with the Project's requisition file and expenses
nccomop2 - General Checking					
1610	finnei - Finney Neill & Co. P.S.	6/5/2025	1,275.00	Accrued Expenses/Preparation of 2024 tax return	
1611	seacitli - Seattle City Light	6/5/2025	586.73	Electricity	
1612	verwir - Verizon Wireless	6/5/2025	21.37	Telecomm	
1613	wasman - Waste Management of Seattle	6/5/2025	136.64	Garbage/Waste Removal	
1614	wesext - Western Exterminator Company	6/5/2025	300.62	Pest Control	
1615	contec - Convergent Technologies LLC	6/12/2025	321.78	Accrued Expenses - C0033488.Annual FAlarm Monitoring	
1616	newcenth - New Central Hotel LLC	6/12/2025	21,596.00	Rent	
1617	scidpda - SCIDpda	6/12/2025	1,411.40	ID Billing	
1618	subsol - Submeter Solutions/Pioneer Energy Management	6/12/2025	148.00	Water/Sewer	
1619	welfar - Wells Fargo	6/12/2025	62.80	Supplies Reimbursement	
1620	pdamaint - SCIDpda Maintenance Dept	6/12/2025	3,269.00	Maintenance WOs	
1621	citseacu - City of Seattle-Combined Utilities	6/19/2025	2,555.02	Water/Sewer	
1622	kone - KONE	6/19/2025	1,410.67	Prepaid Expenses/N320888	
1623	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	6/19/2025	831.43	HVAC/Boiler Maint - Contract	
1624	wavbro - WAVE	6/19/2025	50.95	Telecomm	
1625	firins - First Insurance Funding Corp.	6/26/2025	2,992.78	Insurance	
1626	scidpda - SCIDpda	6/26/2025	5,139.22	Insurance	
Total nccomop2 - General Checking			42,109.41		
nchotop - General Checking					
346	finnei - Finney Neill & Co. P.S.	6/5/2025	562.00	Accrued Expenses/Preparation of 2024 tax return	
ACH	welfar - Wells Fargo	6/10/2025	17,368.30	Loan	
Total nchotop - General Checking			17,930.30		
ncresop - General Checking					
1830	cenlin - CenturyLink	6/5/2025	155.39	Telecomm	
1831	seacitli - Seattle City Light	6/5/2025	3,116.60	Electricity	
1832	verwir - Verizon Wireless	6/5/2025	96.58	Telecomm	
1833	wesext - Western Exterminator Company	6/5/2025	396.44	Pest Contril	
1834	citseacu - City of Seattle-Combined Utilities	6/12/2025	42.49	Water/Sewer	
1835	contec - Convergent Technologies LLC	6/12/2025	274.11	Accrued Expenses - C0033488.Annual FAlarm Monitoring	
1836	newcenth - New Central Hotel LLC	6/12/2025	17,669.00	Rent	
1837	pugsou - Puget Sound Energy	6/12/2025	425.43	Natural Gas	
1838	scidpda - SCIDpda	6/12/2025	10,703.38	ID Billing	
1839	citseacu - City of Seattle-Combined Utilities	6/19/2025	2,952.52	Garbage/Waste Removal/Water & Sewer	
1840	kone - KONE	6/19/2025	1,410.67	Prepaid Expenses/N320888	
1841	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	6/19/2025	1,033.49	HVAC/Boiler Maint - Contract	
1842	wavbro - WAVE	6/19/2025	112.15	Telecomm	
1843	firins - First Insurance Funding Corp.	6/26/2025	2,597.02	Insurance	
1844	hdsupp - HD Supply Facilities Maintenance, LTD	6/26/2025	85.52	Supplies	
1845	scidpda - SCIDpda	6/26/2025	4,459.63	Insurance	
1846	seacitli - Seattle City Light	6/26/2025	6,226.67	Electricity	
Total ncresop - General Checking			51,757.09		
pdaop1 - General Checking					
1351	bushcomm - SCIDpda Bush Hotel Commercial	6/1/2025	14,497.18	Rent	
1352	idvs2lib - IDVS2 Library/Parking	6/1/2025	180.00	Employee Parking Benefits	
1353	kaifou - of Washington Options Inc	6/1/2025	48,265.48	Employee Benefits - Medical	
1354	newcentc - SCIDpda New Central Commercial, Inc	6/1/2025	1,087.00	Rent	
1355	scidpda - SCIDpda	6/1/2025	2,187.50	Monthly LH Replacement Reserve Deposit	
1356	visser - Vision Service Plan	6/1/2025	487.88	Employee Benefits - Vision	
1357	wasden - Delta Dental of Washington	6/1/2025	2,964.55	Employee Benefits - Dental	
1366	cenlin - CenturyLink	6/5/2025	136.46	Telecomm	
1367	hartfo - The Hartford	6/5/2025	1,652.91	Employee Benefits - Life Insurance	
1368	louhot - Louisa Hotel Master Tenant LLC	6/5/2025	350.00	Employee Parking Benefits	
1369	pitbowgf - Pitney Bowes Global Financial Services LLC	6/5/2025	140.80	Postage	
1370	ricoh - Ricoh USA, Inc	6/5/2025	25.56	Copier Lease/Maintenance	
1371	verwir - Verizon Wireless	6/5/2025	859.10	Telecomm/Computer License	
1372	wavbro - WAVE	6/5/2025	159.58	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,idsv1com,idsv2com,idsv2con,idsv2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmmy,pdadedv,pdamaint,pdaopac,c,scid AND mm/yy=06/2025-06/2025 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
1373	welfar - Wells Fargo	6/5/2025	861.93	Staff Appreciation/Program - Food Cost	
1374	welfar - Wells Fargo	6/5/2025	1,918.32	Office Supplies & Equipment/Computer Hardware & License	
1375	welfar - Wells Fargo	6/5/2025	4,135.63	Travel-An-DC/Program - Street Improvement Permit/Office Supplies & Equipment	
1376	bigvil - Big Village LLLP, c/o SCIDpda	6/12/2025	74,856.42	Refund Double Insurance Reimbursement from 13res - AR	
1377	cenmul - Center for MultiCultural Health	6/12/2025	600.00	Program - Prof Fees & Consulting	
1378	chicyn - Cynthia Chiu	6/12/2025	200.00	Program - Prof Fees & Consulting	
1379	chiinf - Chinese Information & Service Center	6/12/2025	800.00	Program - Prof Fees & Consulting	
1380	chowa - BrienChow	6/12/2025	1,000.00	Program - Prof Fees & Consulting	
1381	cidbia - Chinatown-International District Business Improvement	6/12/2025	800.00	Program - Prof Fees & Consulting	
1382	clogeo - George Cloy	6/12/2025	600.00	Program - Prof Fees & Consulting	
1383	coupor - Coughlin Porter Lundeen Inc.	6/12/2025	565.00	Program - C22060/Publix Sidewalk	
1384	frilit - Friends of Little Saigon	6/12/2025	800.00	Program - Prof Fees & Consulting	
1385	hischi - Historic Chinatown Gate Foundation	6/12/2025	400.00	Program - Prof Fees & Consulting	
1386	icda - Interim CDA	6/12/2025	800.00	Program - Prof Fees & Consulting	
1387	ichs - International Community Health Services	6/12/2025	600.00	Program - Prof Fees & Consulting	
1388	idsv1co - IDVS 1 Commercial	6/12/2025	85,000.00	Distributions	
1389	paclaw - Pacifica Law Group LLP	6/12/2025	1,231.50	Professional Fees & Consulting	
1390	pacrim - Pacific Rim Environmental, Inc.	6/12/2025	11,869.05	Professional Fees & Consulting	
1391	ricusa - Ricoh USA, Inc	6/12/2025	514.69	Telecomm	
1392	seadpra - Seattle Dept of Transportation	6/12/2025	2,506.00	Program - C10024747_4/Publix Walk	
1393	senact - Seniors in Action Foundation	6/12/2025	200.00	Program - Prof Fees & Consulting	
1394	sigred - JASSMarketing LLC	6/12/2025	580.12	Nonoperational Expense	
1395	wavbro - WAVE	6/12/2025	461.51	Telecomm	
1396	welfar - Wells Fargo	6/12/2025	5,599.39	Travel - Jamie - DC/Community Outreach/Credit Screening Fee/Office Supplies & Equipment	
1397	welfar - Wells Fargo	6/12/2025	1,584.05	Community Outreach/Training & Education/Travel - Jared -DC/Staff Appreciation	
1398	welfar - Wells Fargo	6/12/2025	89.60	Tenant Retention/Josh Reimburse = AR	
1399	welfar - Wells Fargo	6/12/2025	299.63	Staff Appreciation/Program - Food Cost	
1400	welfar - Wells Fargo	6/12/2025	2.99	Maintenance	
1401	winluk - Wing Luke Memorial Foundation	6/12/2025	1,600.00	Program - Prof Fees & Consulting	
1402	yeefun - Yee Fung Toy Family Association of Seattle	6/12/2025	600.00	Program - Prof Fees & Consulting	
1403	fenliy - Liyan Feng	6/19/2025	667.27	Staff Appreciation/Training & Education/Office Supply Reimbursement	
1404	intpark - Interim Parking Services	6/19/2025	140.00	Employee Parking Benefits	
1405	offdep - Office Depot	6/19/2025	146.12	Supplies	
1406	seacitli - Seattle City Light	6/19/2025	51.81	Development Project-Spic N Span	
1407	sigred - JASSMarketing LLC	6/19/2025	580.11	Nonoperational Expense	
1408	teciteas - Tyler Jay	6/19/2025	3,424.97	Computer - Maintenance	
1409	bresha - Shanti Breznau Consulting, LLC	6/19/2025	6,975.00	Program - Prof Fees & Consulting	
1410	finnei - Finney Neill & Co. P.S.	6/19/2025	9,325.00	Accrued Expenses/udit of 12/31/2024 FS	
1411	madbur - AIO Media Group, LLC	6/19/2025	6,260.00	Program - Supplies	
1414	bushcond - SCIDPDA Bush Hotel Condo Association	6/26/2025	166.00	Program - 01/24/2025 City of Seattle/Publix Walk	
1415	firins - First Insurance Funding Corp.	6/26/2025	24,528.57	Insurance	
1416	kinhor - Kimley-Horn and Associates, Inc.	6/26/2025	12,730.00	Program - Prof Fees & Consulting	
1417	pbseng - PBS Engineering and Environmental Inc.	6/26/2025	15,201.25	Development Project-Spic N Span	
1418	ricoh - Ricoh USA, Inc	6/26/2025	12.69	Copier Lease/Maintenance	
1419	ricusa - Ricoh USA, Inc	6/26/2025	225.88	Copier Lease/Maintenance	
1420	satnao - Naomi Sato	6/26/2025	230.58	Travel/Naomi/CA	
1421	seacitli - Seattle City Light	6/26/2025	172.44	Electricity	
1422	sigsea - Signs of Seattle Inc.	6/26/2025	210.19	Office Supplies & Equipment	
1423	yanali - Jade Yan	6/26/2025	433.18	Program - Food Cost	
ACH	acccms - Accrue Solutions Holding Company, LLC	6/5/2025	36.00	Payroll Benefits	
ACH	acccms - Accrue Solutions Holding Company, LLC	6/12/2025	639.60	Employee Benefits Payable	
ACH	pdamaint - SCIDpda Maintenance Dept	6/17/2025	5,837.00	Maintenance WOs	
ACH	acccms - Accrue Solutions Holding Company, LLC	6/26/2025	639.60	Employee Benefits Payable	
ACH	jpmcha - JPMorgan Chase Bank, N.A.	6/12/2025	246,373.50	Lot on The Hill Chase Loan - AR	Paid on behalf of Lothill due to timing of availability of funds from construction draws, to be reimbursed by Lothill once the construction draws are received.
ACH	usbank1 - US Bank	6/20/2025	101,699.33	Lot on The Hill Chase Loan - AR	
Subtotal pdaop1 - General Checking			710,775.92		
ACH	Payaroll	6/12/2025	154,926.60	Payroll	
ACH	Payaroll	6/26/2025	152,890.83	Payroll	
Subtotal pdaop1 - General Checking - Payroll			307,817.43		
Total pdaop1 - General Checking			1,018,593.35		
vs1op - General Checking					
1524	cenlin - CenturyLink	6/5/2025	88.75	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,pdacmnty,pdadev,pdamaint,pdaopac
c,scid AND mm/yy=06/2025-06/2025 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
1525	verwir - Verizon Wireless	6/5/2025	92.19	Telecomm	
1526	contec - Convergent Technologies LLC	6/12/2025	595.89	Fire Systems/Sprinkles - Contract	
1527	depcom - Dept of Commerce	6/12/2025	38,135.00	Accrued Bond Interest	
1528	mckser - McKinstry Service	6/12/2025	5,691.00	Fire Systems/Sprinkles - Contract	
1529	paclam - Pacific Lamp & Supply Company	6/12/2025	250.22	Supplies	
1530	paclaw - Pacifica Law Group LLP	6/12/2025	1,371.50	Legal - Tenant Related	
1531	pugsou - Puget Sound Energy	6/12/2025	1,382.33	Natural Gas	
1532	pugsou - Puget Sound Energy	6/12/2025	240.84	Natural Gas	
1533	pugsou - Puget Sound Energy	6/12/2025	645.34	Natural Gas	
1534	repser - Republic Services	6/12/2025	2,868.01	Garbage/Waste Removal	
1535	seacitli - Seattle City Light	6/12/2025	19,353.08	Electricity	
1536	staroo - Stanley Roofing Company, Inc.	6/12/2025	1,015.22	Maintenance	
1537	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	6/12/2025	11,099.07	HVAC/Boiler Maint - Service Calls	
1538	wasman - Waste Management of Seattle	6/12/2025	3,235.52	Garbage/Waste Removal	
1539	welfar - Wells Fargo	6/12/2025	4.98	Postage	
1540	welfar - Wells Fargo	6/12/2025	14.52	Postage	
1541	kone - KONE	6/19/2025	3,318.85	Prepaid Expenses/N320888/ICHS&LH	
1542	paclam - Pacific Lamp & Supply Company	6/19/2025	492.16	Supplies	
ACH	herban - Heritage Bank	6/20/2025	15.00	Bank Charges	
Total vs1op - General Checking			89,909.47		
vs2conop - General Checking					
612	cenlin - CenturyLink	6/5/2025	76.86	Telecomm	
613	finnei - Finney Neill & Co. P.S.	6/5/2025	750.00	Accrued Expenses/H-Corp Tax Return for 12/31/2024	
614	seacitli - Seattle City Light	6/5/2025	3,362.53	Electricity	
615	seacitli - Seattle City Light	6/5/2025	228.07	Electricity	
616	cenlin - CenturyLink	6/12/2025	76.86	Telecomm	
617	pdamaint - SCIDpda Maintenance Dept	6/12/2025	277.76	Janitorial WOs	
618	contec - Convergent Technologies LLC	6/19/2025	595.89	Accrued Expenses/Annual Falarm Monitoring/C0033488	
619	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	6/19/2025	2,621.92	HVAC/Boiler Maint - Contract	
Total vs2conop - General Checking			7,989.89		
vs2lpop - General Checking					
872	usbank - US Bank/TFM/97298300/Mainyua Yang	6/1/2025	14,208.33	Loan	
873	cenlin - CenturyLink	6/5/2025	328.93	Telecomm	
874	verwir - Verizon Wireless	6/5/2025	20.71	Telecomm	
875	pdamaint - SCIDpda Maintenance Dept	6/12/2025	945.38	Janitorial WOs	
876	welfar - Wells Fargo	6/12/2025	4.98	Postage	
877	welfar - Wells Fargo	6/12/2025	14.52	Postage	
878	kone - KONE	6/19/2025	1,410.67	Prepaid Expenses/N320888	
ACH	idvs2con - IDVS2 Condo Association	6/26/2025	1,430.90	Condo Billing	
Total vs2lpop - General Checking			18,364.42		

2,444,218.61

SCIDpda Dashboard - Commercial Q2/June 2025

Highlights

- PDA Occupancy remains at 97%, and the Managed Properties are 83%.
- New Lease/Renewal Negotiations
 - 13com – The Commercial Team has taken over marketing and is currently developing a strategy to bring in tenants who can best serve the community.
 - Bush Hotel - Chinatown International District Business Improvement Area will sign a three year lease in July.
- NNN reconciliation process completed on time for the 2nd year thanks to Cynthia Wang and Ravy Bo!
- Outstanding AR Balances
 - Bahtoh(Jackcom) – The tenant has paid rent for 5 consecutive months. Currently still working with owners on a payment solution.
 - ICHS/Legacy House (IDVS1) – Co-Executive Directors met with new CEO to negotiate payment of the \$250k reserve balance owed. Anticipating a positive result and awaiting final agreement.
 - Gourmet Noodle & Crawfish King (IDVS2) – Tenant will provide \$20,000 payment week of July 14th. Currently working with tenant to have balance paid in full before 12/31/2025. Balance currently is 5 months of unpaid rent.

Occupancy				Economic					
SCIDpda	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 Mo	% >60 Days	Tenants with >60 Days Balance
Bush Hotel	1,703	2	93%	95%	\$30,679	\$61,399	0%	50%	1
IDVS 1	-	-	100%	83%	\$234,066	\$643,446	-37%	36%	2
IDVS 2, Library, CC	812	1	98%	166%	\$61,761	\$103,940	-14%	59%	3
New Central	3,264	3	89%	85%	\$9,540	\$49,657	35%	19%	3
PDA Summary	5,779	6	97%	95%	\$336,047	\$858,443	-31%	39%	9
Target									25%
Managed									
13th & Fir Commercial	2,184	4	77%	0%	\$0	\$1,188	0%	0%	-
Jackson	2,738	2	50%	79%	\$18,516	\$28,178	17%	66%	2
Kingcom	540	3	82%	94%	\$0	\$11,310	0%	0%	-
Muracom	365	1	92%	99%	\$540	\$6,209	0%	9%	1
Wellcom	-	-	100%	1295%	\$0	\$15,700	0%	0%	-
Managed Summary	5,827	10	83%	394%	\$19,056	\$61,397	8%	31%	3
Target									25%



SCIDpda Dashboard - Commercial Q2/June 2025

PDA Tenants Aged Receivables >60 Days		Amount Owed > 60 Days		% 60+ Days of Total AR (Goal 25%)	Actions
Bush Hotel	ICHS CMP (Meal Program)		\$30,679	70%	Co-Executive Directors met with new CEO in early July to negotiate payment of the \$250k reserve balance owed. Anticipating a positive result and awaiting final agreement.
	IDVS 1		\$788	10%	
	ICHS Legacy House		\$233,278	49%	
IDVS 2	Gourmet Noodle		\$30,791	72%	Tenant will provide \$20,000 payment week of July 14th. Currently working with tenant to have balance paid in full before 12/31/2025. Balance currently is 5 months of unpaid rent.
	Crawfish King		\$23,239	46%	
	Parks Dept Community Ctr		\$7,711	95%	
New Central	Vibrant Cities		\$2,162	26%	Tenant received rent concessions 1/1-3/25/25, but have not yet paid rent from 3/25 to current. The Common Area water bills need to be reclarified by Commercial team. They have applied for a grant and Commercial team is following up.
	Royal San Tan		\$688	16%	
	Massage Parlor Outreach Project		\$6,691	58%	
Jackson (Jackcom)	Mei Ying Jue		\$3,257	46%	\$1.7 check received every month. Commercial team following up on remaining balance. The tenant has paid rent for 5 consecutive months. Currently still working with owners on a payment solution.
	Bahtoh		\$15,259	76%	
Muracom	Collin Delgado		\$540	20%	They paid half rent (\$540/month) for Feb, Apr, May and Jun. Commercial team is following up with the tenant

Key:



Over 75% Collectability



Between 50% and 75% Collectability



Under 50% Collectability



SCIDpda Dashboard - Affordable Q2/June 2025

Highlights

- PDA Occupancy remains strong at 99%, Jackson is 100% and Atlas is 96%, 13th & Fir increases to 97%.
- Collection rate is 106%.
- AR over 60 Days: Bush decreased to 67%, DVA to 77%, while 13th & Fir increased to 83% and Atlas to 66%. Bush has two residents who owe the bulk of the AR and both are in the eviction process. Atlas has 4 tenants with large balances and have been served 14 day pay or vacate notices that expire mid July. DVA still needs an in-depth ledger investigation with information from SHA. Staff is focusing on this for July.
- BPV1 (Beacon Pacific Village): Freedom Security transition has been completed and is working well.
- Rent Arrears & Evictions: 13th & Fir had 4 households move out before the sheriff performed an eviction, 6 are waiting for the sheriff to schedule evictions and 3 have upcoming court dates. These households make up the bulk of the AR balance. 6 new households moved in during June.
- 13th & Fir Assistant Building Manager – Position is open and in the hiring process.

	Occupancy				Economic					
	# Units Vacant (EOM)	Days Vacant	Occupied %	Lost Rent Opportunity	Collection Rate (%)	* Adjusted AR \$ > 60 days	* Adjusted AR Total	>60 AR Change from Prior Mo	AR > 60 days % of AR	# of Residents >60 Days
SCIDPDA										
Bush	1	87	99%	\$7,889	106%	\$8,752	\$12,985	21%	67%	4
DVA	0	0	100%	\$0	100%	\$21,115	\$27,439	0%	77%	13
New Central	0	0	100%	\$0	116%	\$40	\$1,448	-99%	3%	0
PDA Summary	1	87	99%	\$7,889	106%	\$29,907	\$41,873	-6%	71%	17
Target									25%	
PDA Summary 2025					96%					9%
Managed										
13th & Fir Residential	5	1,085	97%	\$183,623	90%	\$392,240	\$474,238	-2%	83%	58
Atlas	2	121	96%	\$9,425	89%	\$36,551	\$55,460	12%	66%	8
Jackson	0	0	100%	\$0	97%	\$5,411	\$11,808	-9%	46%	9
Managed Summary	7	1,206	97%	\$178,105	90%	\$434,201	\$541,506	-1%	80%	75
Target									25%	
Managed Summary 2025					87%					35%
										23%

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

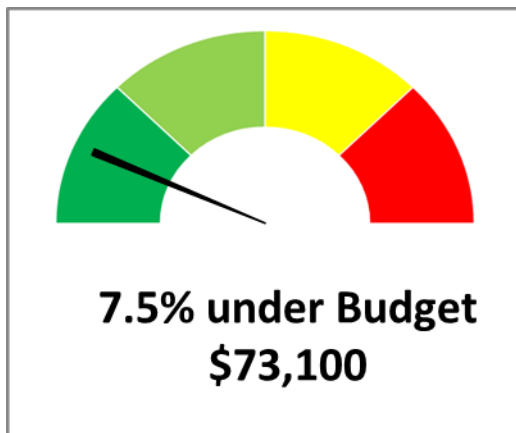


SCIDpda Dashboard – YTD June Payroll 2025

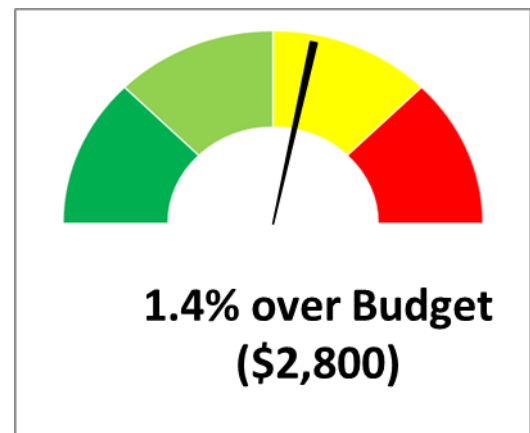
Overall, Payroll through June is **1.5% favorable to budget or \$39.6k for the organization** due to delays in hiring staff. All positions filled with 4 exceptions – the RSC, Asset Manager, 13th & Fir Assist Bldg Mgr, and RE Development Intern.

- Admin is favorable to budget at 7.5% or \$73.1k due to a delay in hiring 3 positions: Asset Manager (open), Accountant (hired April), and RE Development Intern (completed interviews).
- Community Initiatives is 1.4% over budget or (\$2.8k) as 2 employees received raises in January yet were budgeted starting July (communication error between HR and Finance).
- Property Management is over budget by \$24.9k due to an overlap in Building Assist position at 13th & Fir plus more PTO taken in the first six months than planned.
- Properties variance is 3.9% unfavorable to budget or \$5.8k as a building manager was promoted to Sr Manager which was not budgeted.

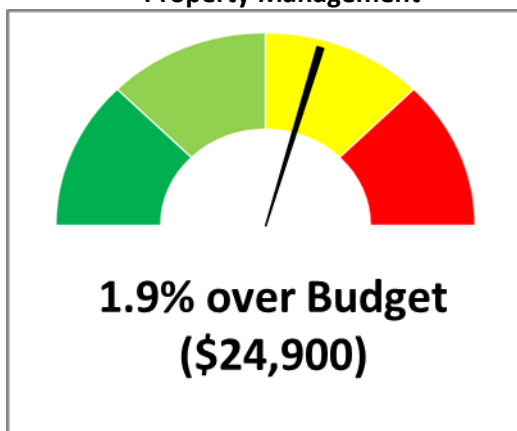
Admin



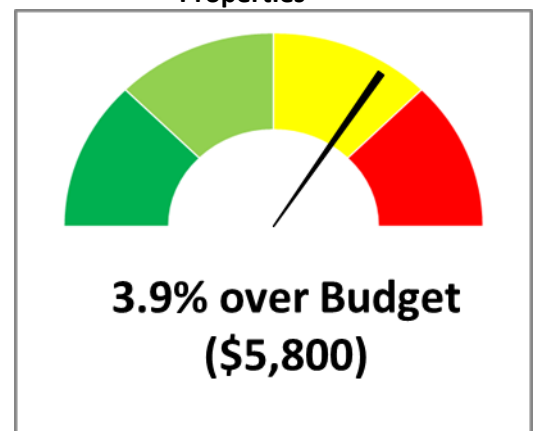
Community Initiatives



Property Management



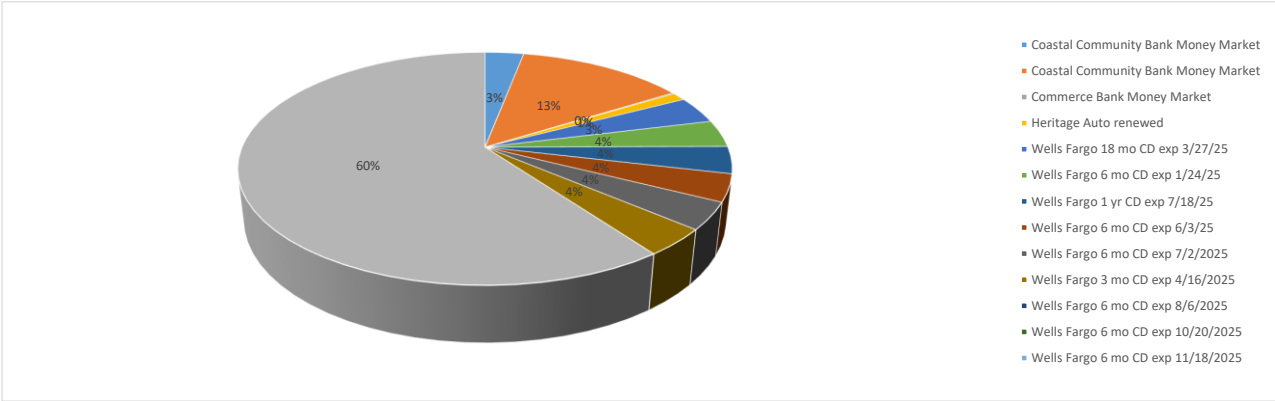
Properties



SCIDpda Investment Report									
Q2 2025									
Account	Institution	Description	Beginning Balance	Investment Activity		Interest and Dividends	Fees	Ending Balance	Interest Rate
				Deposits	Withdrawals				
6862	Coastal Community Bank	Money Market	\$ 200,552.14		\$ (1,638.44)	\$ 1,620.60		\$ 200,534.30	3.25%
8628	Coastal Community Bank	Money Market intra-fi	\$ 879,068.63	\$ 1,638.44		\$ 7,160.07		\$ 887,867.14	3.25%
1124	Commerce Bank	Money Market	\$ 9,980.04			\$ 62.34		\$ 10,042.38	2.50%
2168	Heritage	Auto renewed	\$ 74,613.07			\$ 387.60		\$ 75,000.67	2.08%
	Wells Fargo	18 mo CD exp 3/27/25	\$ 250,000.00		\$ (256,756.51)	\$ 6,756.51		\$ (0.00)	5.45%
	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		\$ (255,484.93)	\$ 5,484.93		\$ 0.00	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		\$ (253,085.62)	\$ 3,085.62		\$ 0.00	4.25%
	Wells Fargo	6 mo CD exp 8/6/2025	\$ 250,000.00					\$ 250,000.00	4.25%
	Wells Fargo	6 mo CD exp 10/20/2025		\$ 250,000.00				\$ 250,000.00	4.05%
	Wells Fargo	6 mo CD exp 11/18/2025		\$ 250,000.00				\$ 250,000.00	4.20%
	Wells Fargo	6 mo CD exp 12/08/2025		\$ 250,000.00				\$ 250,000.00	4.20%
2034	WA State Dept of Treasury	LGIP	\$ 4,034,145.81			\$ 44,303.09	\$ (57.66)	\$ 4,078,391.24	4.38%
Total			\$ 6,698,359.69	\$ 751,638.44	\$ (766,965.50)	\$ 68,860.76	\$ (57.66)	\$ 6,751,835.73	
QTR GROWTH								\$ 53,476.04	

YTD June 2025									
Account	Institution	Description	Beginning Balance	Investment Activity		Interest and Dividends	Fees	Ending Balance	Interest Rate
				Deposits	Withdrawals				
6862	Coastal Community Bank	Money Market	\$ 200,576.56		\$ (3,265.84)	\$ 3,223.58		\$ 200,534.30	3.30%
8628	Coastal Community Bank	Money Market	\$ 870,429.69	\$ 3,265.84		\$ 14,171.61		\$ 887,867.14	3.25%
1124	Commerce Bank	Money Market	\$ 9,918.77			\$ 123.61		\$ 10,042.38	2.50%
2168	Heritage	Auto renewed	\$ 74,231.70			\$ 768.97		\$ 75,000.67	2.09%
	Wells Fargo	18 mo CD exp 3/27/25	\$ 250,000.00		\$ (256,756.51)	\$ 6,756.51		\$ (0.00)	5.45%
	Wells Fargo	6 mo CD exp 1/24/25	\$ 250,000.00		\$ (256,490.41)	\$ 6,490.41		\$ -	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		\$ (255,484.93)	\$ 5,484.93		\$ 0.00	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		\$ (253,085.62)	\$ 3,085.62		\$ 0.00	4.25%
	Wells Fargo	6 mo CD exp 8/6/2025		\$ 250,000.00				\$ 250,000.00	4.25%
	Wells Fargo	6 mo CD exp 10/20/2025		\$ 250,000.00				\$ 250,000.00	4.05%
	Wells Fargo	6 mo CD exp 11/18/2025		\$ 250,000.00				\$ 250,000.00	4.20%
	Wells Fargo	6 mo CD exp 12/08/2025		\$ 250,000.00				\$ 250,000.00	4.20%
2034	WA State Dept of Treasury	LGIP	\$ 3,990,439.46			\$ 88,065.61	\$ (113.83)	\$ 4,078,391.24	4.40%
Total			\$ 6,645,596.18	\$ 1,003,265.84	\$ (1,025,083.31)	\$ 128,170.85	\$ (113.83)	\$ 6,751,835.73	
YTD GROWTH								\$ 106,239.55	

Notes:



Incentive Goals and KPI Measures

Q2 Status

	Q1 Status	Q2 Status	2025 Budget	Notes
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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.	Applied for 2 grant opportunities in Q1: - JA Community Foundation - DON Community Partnership Fund	No applications in Q2. Will apply for more funding opportunities in Q3.	N/A - no funds budgeted for unknown opportunities	CI, Marketing Teams
* Identify mitigation priorities in Sound Transit 3 process and submit comment letter on Draft Environmental Impact Study (DEIS) by December 31, 2025.	In progress	In progress, DEIS expected release in early September	N/A	Exec, CI Teams
* Maintain monthly average Hing Hay CoWorks membership count of 25 office memberships 12/31/25 (excl mail svc membership)	Jan: 28 Feb: 29 Mar: 27	Apr: 26 May: 27 Jun: 29	Budget Jan-Dec memberships @ 25/mo	CI Team

Affordable Housing is developed; 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.	Not yet started	Intern interviews completed	Part-time Intern budgeted from June-Dec 2025 \$19k	Exec, RE Teams
* Develop program to incentivize good resident behavior and adherence to lease agreements by December 31, 2025.	In progress	In progress/completed.	Within OH Stabilization budget for RSM program costs	Operations, RSM Teams

Incentive Goals and KPI Measures

Q2 Status

	Q1 Status	Q2 Status	2025 Budget	Notes
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 September 1, 2025.	In progress - options for use of the property is in discussion	Shifting from "income generating" to "organization serving" due to ISRD constraints	\$300k Construction budgeted to remove building	Operations Team
* Implement bi-annual check-ins with 90% of commercial tenants, gaining insight into their business operations, challenges, and needs in response to current market conditions.	In progress	Completed.	Within budgeted staffing costs	Operations Team
* 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.	In progress - team is currently focused on the 2024 audit and Q1 2025 results	In progress, development meeting in July planned, August targeted as Q2 review date	Within budgeted staffing costs	Finance/Accounting Team
* Secure 3 new media/news stories written or recorded about SCIDpda by December 31, 2025.	4/16: In progress. Working with media consultant to engage press for SCIDpda's 50th Anniversary.	Seattle Magazine, Sound Transit, Seattle Emerald, International Examiner, KING 5 Evening	Within 50th Anniversary campaign budget - Marketing Team	https://www.king5.com/video/entertainment/television/programs/evening/learn-the-rich-history-of-seattles-chinatown-international-district/281-12778c76-195c-4dcf-99e9-58819bee70e6
* 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.	Not started	In progress	Within budgeted staffing costs	Accounting Team

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.

July 2025 Items

Community Initiatives

Amount	Funder	Recipient	Description
\$16,780	Office of Arts & Culture	SCIDpda	Community celebration events and arts-centered activation programs to bring the community together, promote the arts and cultural groups and businesses in the neighborhood, and highlight local AANHPI artists and creators
\$29,000	Seattle Foundation	Crescent Collaborative, then SCIDpda as subgrantee	Participation in collaborative advocating for community-driven anti-displacement strategy unites and elevates cross-community voices around shared issues
\$20,000	Urban League	SCIDpda	Advise ERRA on program design, grantee selection, and provide culturally appropriate technical assistance services to assigned grantees of the Community Enhancement Fund

Real Estate

Property Operations

Co-Executive Directors Report

Jared Jonson & Jamie Lee

Hello Board members. We hope you are all doing well. We are providing this report as we will not be in attendance for this month's board meeting. Jamie is on PTO and Jared will be attending a regional gathering for National CAPACD in the Bay Area.

Property Operations

Our owned and managed portfolio continue to perform well despite increasing challenges posed by the current federal administration and state of the economy/market. SCIDpda properties are currently 99% occupied with managed properties averaging 98% occupancy. We are seeing a downward trend in residential rent delinquency across the portfolio. This is a good sign of the capacity of front-line staff to work with residents and process lease violations/evictions. Our commercial portfolio continues to perform solidly well into 2025. We took on two new properties (Wellcom & Kingcom) and are working to fill those vacancies. Overall, commercial AR is also trending downward. For the second year in a row, the commercial management team has processed our NNN reconciliation on time!—this is a big deal for us as we've had many growing pains over the years to get to this point. It is an extremely detailed and time consuming process that takes a lot of work and coordination across departments, kudos to the team!

Real Estate Development

Landmark

This remains our top real estate priority. We continue to try to close the gap on the project and are preparing our application for the Fall round of public/private funding requests. The permitting process is its final stages. We now expect this project to break ground in the first half of 2026.

Victorian Row

Projected transfer of property is Q4. We are working on the two loans that come with the property – first being with a private bank and the other with the Office of Housing. We are engaging our attorneys both at SCIDpda and Historic Seattle to draft the purchase and sale agreement. We will also be pulling together a community meeting with our neighbors at the property to discuss activity outside the property as well as activation of Hoa Mai Park.

Eclipse Hotel

We are negotiating deal points on the purchase and sale agreement with the owner. We are also considering exploring a loan with the Our Neighborhoods Capital Fund, which is a community development financial institution (CDFI) with National CAPACD (our national coalition) for the earnest money payment.

SNS Site Predevelopment

Still working through some red tape with the ISRD on demolishing the building. We have an RFQ out currently for architectural and engineering services.

8th & Lane

Nothing new to report

Community Initiatives

HHP Bathroom

We are finalizing the Construction Implementation Agreement and expect to be in construction very soon. Phase I (SCIDpda's portion) should take about 60 days. We will then condo the bathroom and a couple other units and transfer to the Parks Department and then Phase 2 (Park's dept portion) will then complete the construction.

World Cup

Our Sports Economy Coordinator (Carmen Pan) is onboard. She will be working directly with businesses to prepare for the games. Staff are finalizing an advocacy plan that we will then fundraise for in preparation for the games.

CPTED Fund

Staff on the Small Business Relief Team are underway in a CPTED program that supports businesses that have had damage to their business over the past 2 years. This work has a number of funders, both private and public.

50th Anniversary

Tours

We had a successful tour #2 on July 10 – approximately 50 people showed up and we were able to split into two groups. King County CM Claudia Balducci also joined for a little bit.

SCIDpda Bash

The Bash was a success! Approximately 200 people attended and the food ran out fast! Big thanks to Joseph and Marion who put their all into it. We also debuted the latest version of "SCIDpda Wrapped" at the event, our annual magazine.

Gala

Please let Marion know if you are able to captain a table this year. It's important for us the board to help us fill the room!

Sponsorship

Please follow up on sponsorships! link here:

<https://docs.google.com/spreadsheets/d/1unMkn2y43o6hqSEjq0hwxN6YSa2gYlnJ/edit?usp=sharing&oid=107125622377228273869&rtpof=true&sd=true>

Tiles

Get your tiles today!

Resolution 25-7-15-01

RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors, elect the following to the Board of Directors, effective July 15, 2025:

- Lester Brown
- Tony To

Board President

Date

Board Secretary

Date

SCIDpda Board Meeting Minutes

June 17, 2025

In person at Hing Hay Coworks

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

Board Present (online): Jerilyn Young, May Wu, Miye Moriguchi, Cindy Ju, Lisa Nitze, Kyle Igarashi, Kevin Cao, Casey Huang

Staff Present: Marion Emme, An Huynh, Jamie Lee, Jared Jonson, Joseph Guanlao, Winston Samson, Josh Sellers Park, Crystal Ng

Other: Tony To

1. Filipinotown tour
2. Call to Order

The meeting was called to order by Cindy Ju, Board President, at 6:44PM

3. Consent Agenda
Resolution 25-06-17-01

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

- Approve May Board Meeting Minutes
- Approve June Concurrence Requests
- June Expenditure Reports

Moved: Lisa

Seconded: Kevin

Board Approved: 7

Abstained: 0

Absent: 5

The resolution was approved.

4. Staff Report – Table Captain Packet, Sponsorships, Tiles, Properties
5. Board Business

Meeting adjourned by Cindy Ju, Board President, at 7:29PM.