BOARD MEEETING AGENDA
Tuesday, August 19, 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 • Approve June Board Meeting Minutes • Approve July Concurrence Requests • Accept June Expenditure Reports
5:32pm	*Discussion/Action*	3. Staff report Executive Report – Jamie Lee and Jared Jonson Real Estate – Approval to apply for funding for PHPDA Quarters
5:55pm	*Discussion*	4. Board Business – Cindy Ju • Confirm Gala Table Captains • Review of events for remainder of year
6:30pm	*Action*	5. Adjourn – Cindy Ju

Important meeting dates:

- Next Board Meeting– Sept 16, 2025 – VIRTUAL
- September 18, 5pm, Building for Future Generations Tour
- November 8, SCIDpda Gala

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

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

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.*

Expenditure Certification Memorandum

DATE: **07/31/2025**
TO: **Board of Directors**
FROM: **Winston Samson, Director of Finance**
RE: **July 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	797	to	810	$	55,403.09
Electronic Funds Transfers	General Checking		eft		$	130,401.22
Computer Run Checks	General Checking	109		125	$	54,164.09
				13th & Fir	**$**	**239,968.40**
Computer Run Checks	General Checking	256	to	278	$	29,087.96
Electronic Funds Transfers	General Checking		eft		$	180.78
				Atlas	**$**	**29,268.74**
Computer Run Checks	General Checking	2450	to	2465	$	55,670.96
Electronic Funds Transfers	General Checking		eft		$	21,500.86
				Bush Hotel Commercial	**$**	**77,171.82**
Computer Run Checks	General Checking	2004	to	2010	$	55,548.28
				Bush Hotel Condo	**$**	**55,548.28**
Computer Run Checks	General Checking	252	to	252	$	6,594.72
Electronic Funds Transfers	General Checking		eft		$	19,551.82
				Bush Hotel QalicB	**$**	**26,146.54**
Computer Run Checks	General Checking	2040	to	2058	$	22,176.68
Electronic Funds Transfers	General Checking		eft		$	59,926.92
				Bush Hotel Residential	**$**	**82,103.60**
Computer Run Checks	General Checking	206	to	211	$	7,548.16
Electronic Funds Transfers	General Checking TCB		eft		$	24,066.64
				CIDPDA	**$**	**31,614.80**
Computer Run Checks	General Checking	4562	to	4577	$	36,835.25
Electronic Funds Transfers	General Checking		eft		$	62,538.66
				DVA	**$**	**99,373.91**
Computer Run Checks	General Checking	1543	to	1573	$	209,496.98
				IDVS1 Commercial	**$**	**209,496.98**
Computer Run Checks	General Checking	620	to	629	$	94,551.15
				IDVS2 Condo	**$**	**94,551.15**

Computer Run Checks	General Checking	879	to	892	$	26,667.35
Electronic Funds Transfers	General Checking		eft		$	7,449.42
			IDVS2 Library & Parking		**$**	**34,116.77**
Computer Run Checks	General Checking	977	to	988	$	14,888.05
Electronic Funds Transfers	General Checking		eft		$	5,006.80
			IDVS2 Commercial		**$**	**19,894.85**
Computer Run Checks	General Checking	413	to	415	$	261,169.92
			Lot on the Hill		**$**	**261,169.92**
Computer Run Checks	General Checking	1627	to	1645	$	37,658.91
			New Central Commercial		**$**	**37,658.91**
Computer Run Checks	General Checking	347	to	348	$	9,831.09
Electronic Funds Transfers	General Checking		eft		$	17,368.30
			New Central Hotel		**$**	**27,199.39**
Computer Run Checks	General Checking	1847	to	1859	$	32,940.76
			New Central Residential		**$**	**32,940.76**
Computer Run Checks	General Checking	1412	to	1413	$	51,230.03
Computer Run Checks	General Checking	1424	to	1476	$	621,094.11
Computer Run Checks	General Checking	1482	to	1483	$	3,330.03
Electronic Funds Transfers	General Checking		eft		$	283,461.48
EFTs for Payroll	General Checking	07/10/25	& 07/24/25		$	306,959.93
			SCIDpda		**$**	**1,266,075.58**
					$	**2,624,300.40**

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,bhqalicb,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=07/2025-07/2025 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
13resop - General Checking					
797	razjun - Razzies Junk LLC (Razzies Junk Removal Service	7/3/2025	2,891.17	Garbage/Waste Removal	
798	ricusa - Ricoh USA, Inc	7/3/2025	196.97	Telecomm	
799	welfar - Wells Fargo	7/3/2025	189.49	Telecomm/Access Control System	
800	wesext - Western Exterminator Company	7/3/2025	737.15	Pest Control	
801	lazkar - LAZ Karp Associates LLC	7/10/2025	1,628.57	Nonoperational Expense	
802	verwir - Verizon Wireless	7/10/2025	417.73	Telecomm	
803	welfar - Wells Fargo	7/10/2025	135.78	Office Supplies & Equipment/Registration in WASSCC	
804	welfar - Wells Fargo	7/10/2025	11.41	Dues & Subscriptions/Facebook Ads for Vacancies	
805	wesext - Western Exterminator Company	7/10/2025	461.27	Pest Control	
806	welfar - Wells Fargo	7/17/2025	2,157.37	Telecomm/Supplies/Locks & Keys/Small Tools & Equipment	
807	lowes - Lowe's	7/24/2025	1,961.84	Small Tools & Equipment/Supplies	
808	scidpda - SCIDpda	7/24/2025	43,209.23	ID Billing	
809	teciteas - Tyler Jay	7/24/2025	71.63	Computer - Maintenance	
810	welfar - Wells Fargo	7/31/2025	1,333.48	Telecomm/Small Tools & Equipment/Supplies/Locks & Keys	
Total 13resop - General Checking			**55,403.09**		
13resop2 - Wells Fargo Bank					
109	comcas - Comcast Business	7/17/2025	772.37	Telecomm	
110	pdamaint - SCIDpda Maintenance Dept	7/17/2025	2,143.47	UTO WOs/Maintenance WOs	
111	pugsou - Puget Sound Energy	7/17/2025	2,609.30	Natural Gas	
112	seacitli - Seattle City Light	7/17/2025	1,390.28	Electricity	
113	boilaw - Brian A. Boice	7/24/2025	808.47	Legal - Tanant Related	
114	citseacu - City of Seattle-Combined Utilities	7/24/2025	26,853.20	Garbage/Waste Removal/Water & Sewer	
115	comcas - Comcast Business	7/24/2025	320.73	Telecomm	
116	dmkmec - D.M. Kelly Mechanical, Inc.	7/24/2025	2,069.06	Plumbing	
117	guasec - Guardian Security Systems, Inc	7/24/2025	440.30	Access Control Systems	
118	lanlin - LanguageLine Solutions	7/24/2025	200.22	Translation/Interpreters	
119	pmjans - Phnouk	7/24/2025	620.00	UTO WOs	
120	pucred - Puckett & Redford PLLC	7/24/2025	10,087.96	Legal - Tanant Related	
121	reninc - RentGrow, Inc.	7/24/2025	90.00	Credit Screening Fee	
122	seahou - Seattle Housing Authority	7/24/2025	5,132.27	Garbage/Waste Removal	
123	combus - Comcast Holdings Corporation	7/31/2025	243.58	Access Control Systems	
124	monpur - Montgomery Purdue PLLC	7/31/2025	107.00	Legal - Tanant Related	
125	wesext - Western Exterminator Company	7/31/2025	275.88	Pest Control	
ACH	capone - CapitalOne Bank	7/10/2025	130,401.22	Loan	Monthly Capital One Loan payment & escrow
Total 13resop2 - Wells Fargo Bank			**184,565.31**		
atlasop1 - Bank of America Operating Acct					
256	hdsupp - HD Supply Facilities Maintenance, LTD	7/3/2025	74.27	Supplies	
257	paclam - Pacific Lamp & Supply Company	7/3/2025	379.52	Supplies	
258	seacitli - Seattle City Light	7/3/2025	727.87	Electricity	
259	wesext - Western Exterminator Company	7/3/2025	311.14	Pest Control	
260	hdsupp - HD Supply Facilities Maintenance, LTD	7/10/2025	967.47	Janitorial - Supplies	
261	verwir - Verizon Wireless	7/10/2025	53.22	Telecomm	
262	wasman - Waste Management of Seattle	7/10/2025	98.56	Garbage/Waste Removal	
263	wavbro - WAVE	7/10/2025	119.68	Telecomm	
264	welfar - Wells Fargo	7/10/2025	85.97	Office Supplies & Equipment	
265	welfar - Wells Fargo	7/10/2025	82.43	Office Supplies & Equipment	
266	scidpda - SCIDpda	7/17/2025	5,821.30	ID Billing	
267	welfar - Wells Fargo	7/17/2025	12.65	Telecomm	
268	pdamaint - SCIDpda Maintenance Dept	7/24/2025	11,640.00	Janitorial WOs	
269	citseacu - City of Seattle-Combined Utilities	7/24/2025	4,476.21	Garbage/Waste Removal/Water & Sewer	
270	lowes - Lowe's	7/24/2025	2,386.38	Appliances/Suplies	
271	paclam - Pacific Lamp & Supply Company	7/24/2025	619.62	Supplies	
272	seacitli - Seattle City Light	7/24/2025	9.44	Electricity	
273	seacitli - Seattle City Light	7/24/2025	11.04	Electricity	
274	seacitli - Seattle City Light	7/31/2025	10.01	Electricity	
275	seacitli - Seattle City Light	7/31/2025	21.78	Electricity	
276	t0008037 - Rosas	7/31/2025	850.00	Move Out Refund	
277	wesext - Western Exterminator Company	7/31/2025	311.14	Pest Control	

SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalicb,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=07/2025-07/2025 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
278	welfar - Wells Fargo	7/31/2025	18.26	Telecomm	
ACH	atlcom - Frank W S Mar Investments LLC dba: Atlas Com	7/28/2025	180.78	Prepaid Expenses/2H 2025 BIA Tax	
Total atlasop1 - Bank of America Operating Acct			**29,268.74**		
bhcommop - General Checking					
2450	bushllc - SCIDpda Bush Residential LLC	7/3/2025	467.28	Plumbing	
2451	thepar - The Part Works, Inc.	7/3/2025	535.20	Plumbing	
2452	wavbro - WAVE	7/3/2025	60.00	Telecomm	
2453	wesext - Western Exterminator Company	7/3/2025	190.25	Pest Control	
2454	bushqali - SCIDpda Bush Hotel QALICB LLC	7/10/2025	45,243.84	Rent	
2455	repser - Republic Services	7/10/2025	853.78	Garbage/Waste Removal	
2456	verwir - Verizon Wireless	7/10/2025	30.39	Telecomm	
2457	wasman - Waste Management of Seattle	7/10/2025	445.08	Garbage/Waste Removal	
2458	pdamaint - SCIDpda Maintenance Dept	7/17/2025	7,299.66	Janitorial WOs	
2459	cedgro - Cedar Grove Organics Recycling LLC	7/17/2025	60.80	Garbage/Waste Removal	
2460	cenlin - CenturyLink	7/17/2025	79.22	Telecomm	
2461	welfar - Wells Fargo	7/17/2025	5.75	Telecomm	
2462	lowes - Lowe's	7/24/2025	91.68	Supplies	
2463	thepar - The Part Works, Inc.	7/31/2025	299.73	Plumbing	
2465	welfar - Wells Fargo	7/31/2025	8.30	Telecomm	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	7/10/2025	21,500.86	Condo Billing	
Total bhcommop - General Checking			**77,171.82**		
bhcondop - General Checking					
2004	citsea - City of Seattle	7/10/2025	475.20	Prepaid Expense - 2nd Semi-Annual Assessment 07/01 - 12/31/25	
2005	citseacu - City of Seattle-Combined Utilities	7/10/2025	15,920.82	Garbage/Waste Removal/Water & Sewer	
2006	pugsou - Puget Sound Energy	7/10/2025	2,291.10	Natural Gas	
2007	scidpda - SCIDpda	7/10/2025	20,039.13	Accrued Expenses - Insurance	
2008	seacitli - Seattle City Light	7/10/2025	2,430.38	Electricity	
2009	firins - First Insurance Funding Corp.	7/24/2025	11,669.60	Insurance	
2010	seacitli - Seattle City Light	7/31/2025	2,722.05	Electricity	
Total bhcondop - General Checking			**55,548.28**		
bhqalop - General Checking					
252	bushcomm - SCIDpda Bush Hotel Commercial	7/10/2025	6,594.72	Other Liabilities - bhcomm/Roof Replacement	
ACH	bannymel - The Bank of New York Mellon Trust Co.	7/10/2025	12,416.67	Deposits with Other Entities	
ACH	bannymel - The Bank of New York Mellon Trust Co.	7/10/2025	2,035.15	Interest Expense	
ACH	thecomm - The Commerce Bank of WA	7/31/2025	5,100.00	Loan	
Total bhqalop - General Checking			**26,146.54**		
bhresope - General Checking					
2040	buihar - Builders' Hardware & Supply Co	7/3/2025	131.95	Locks & Keys	
2041	raienv - Yong Zhang	7/3/2025	271.22	Pest Control	
2042	seacitli - Seattle City Light	7/3/2025	106.43	Electricity	
2043	seacitli - Seattle City Light	7/3/2025	473.09	Electricity	
2044	citsea - City of Seattle	7/10/2025	840.66	Prepaid Expense - 2nd Semi-Annual Assessment 07/01 - 12/31/25	
2045	offdep - Office Depot	7/10/2025	12.09	Supplies	
2046	verwir - Verizon Wireless	7/10/2025	154.20	Telecomm	
2047	busimp - Seattle Economic Development Fund	7/10/2025	1,604.68	Loan	
2048	welfar - Wells Fargo	7/17/2025	183.02	Telecomm/Small Tools & Equipment	
2049	pdamaint - SCIDpda Maintenance Dept	7/24/2025	14,610.50	Janitorial WOs	
2050	lowes - Lowe's	7/24/2025	1,252.98	Supplies/UTO WOs	
2051	cenlin - CenturyLink	7/31/2025	159.36	Telecomm	
2052	citseacu - City of Seattle-Combined Utilities	7/31/2025	500.44	Electricity	
2053	citseacu - City of Seattle-Combined Utilities	7/31/2025	80.30	Electricity	
2054	citseacu - City of Seattle-Combined Utilities	7/31/2025	837.33	Electricity	
2055	pdamaint - SCIDpda Maintenance Dept	7/31/2025	190.00	Maintenance WOs	
2056	seacitli - Seattle City Light	7/31/2025	539.32	Electricity	
2057	seacitli - Seattle City Light	7/31/2025	106.07	Electricity	
2058	welfar - Wells Fargo	7/31/2025	123.04	Telecomm/Small Tools & Equipment	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	7/10/2025	35,939.51	Condo Billing	

SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalicb,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=07/2025-07/2025 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
ACH	scidpda - SCIDpda	7/17/2025	19,923.41	ID Billing	
ACH	thecomm - The Commerce Bank of WA	7/31/2025	4,064.00	Loan	
Total bhresope - General Checking			**82,103.60**		
cidpdao4 - General Checking					
206	welfar - Wells Fargo	7/3/2025	204.79	Direct Fundraising Costs/Hats for SCIDpda Bash	
207	dradro - Drag & Drop Creative	7/10/2025	700.00	Fundraising Signature Evenet	
208	welfar - Wells Fargo	7/10/2025	60.00	Registration in WASSCC	
209	nevqui - Never Quit LLC	7/17/2025	1,750.00	Fundraising Signature Event	
210	phobac - Vau Burg Co	7/24/2025	3,641.55	Fundraising Signature Event	
211	dcgone - Direct Connect Group (DCG), LLC	7/31/2025	1,191.82	Fundraising Signature Event	
ACH	scidpda - SCIDpda	7/17/2025	4.14	ID Billing	
ACH	scidpda - SCIDpda	7/31/2025	24,062.50	Donation	
Total cidpdao4 - General Checking			**31,614.80**		
dvaop - General Checking					
4562	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/3/2025	3,340.31	HVAC/Boiler Maint - Service Calls	
4563	welfar - Wells Fargo	7/3/2025	540.00	Grant Receivable/RSC OH Grand Food for DVA - Know your rights training/Summer Scavenger Hunt	
4564	hdsupp - HD Supply Facilities Maintenance, LTD	7/10/2025	126.04	Supplies	
4565	idvs2lib - IDVS2 Library/Parking	7/10/2025	17,831.25	Loan	
4566	pugsou - Puget Sound Energy	7/10/2025	2,079.74	Natural Gas	
4567	verwir - Verizon Wireless	7/10/2025	112.34	Telecomm	
4568	wesext - Western Exterminator Company	7/10/2025	396.44	Pest Control	
4569	pdamaint - SCIDpda Maintenance Dept	7/17/2025	9,026.80	Maintenance WOs	
4570	wavbro - WAVE	7/17/2025	120.80	Telecomm	
4571	welfar - Wells Fargo	7/17/2025	83.39	Telecomm/Supplies	
4572	guasec - Guardian Security Systems, Inc	7/24/2025	241.00	Access Control Systems	
4573	lowes - Lowe's	7/24/2025	1,890.39	Appliance/Supplies	
4574	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/24/2025	787.91	HVAC/Boiler Maint - Service Calls	
4576	paclam - Pacific Lamp & Supply Company	7/31/2025	233.94	Supplies	
4577	welfar - Wells Fargo	7/31/2025	24.90	Telecomm	
ACH	scidpda - SCIDpda	7/17/2025	16,362.05	ID Billing	
ACH	idvs2con - IDVS2 Condo Association	7/24/2025	46,176.61	Condo Billing	
Total dvaop - General Checking			**99,373.91**		
idvs2op4 - General Checking					
977	repser - Republic Services	7/10/2025	3,671.04	Garbage/Waste Removal	
978	verwir - Verizon Wireless	7/10/2025	6.32	Telecomm	
979	wasman - Waste Management of Seattle	7/10/2025	4,080.14	Garbage/Waste Removal	
980	wesext - Western Exterminator Company	7/10/2025	173.12	Pest Control	
981	pdamaint - SCIDpda Maintenance Dept	7/17/2025	1,701.12	Janitorial WOs	
982	idvs2con - IDVS2 Condo Association	7/17/2025	3,637.69	Condo Billing	
983	welfar - Wells Fargo	7/17/2025	1.87	Telecomm	
984	guasec - Guardian Security Systems, Inc	7/24/2025	1,504.05	Access Control Systems	
985	lowes - Lowe's	7/24/2025	110.00	Supplies	
988	welfar - Wells Fargo	7/31/2025	2.70	Telecomm	
ACH	herban - Heritage Bank	7/20/2025	5,006.80	Loan	
Total idvs2op4 - General Checking			**19,894.85**		
lotconst - Construction Account					
413	scidpda - SCIDpda	7/10/2025	237,975.92	Other Liabilities/Lhill Chase Loan payment made by SCID d	Reimburse SCID for the payment of loan interest made on Lothill's behalf
414	seavie - Seattle Viet Times, Inc.	7/10/2025	1,444.00	Development Project-North Lot Housing	
415	lothill - Lot on the Hill LLLP	7/24/2025	21,750.00	Development Project-North Lot Housing/Reimburse BPV - Loveeridge Hunt Invoices	
Total lotconst - Construction Account			**261,169.92**		
nccomop2 - General Checking					
1627	newcentr - SCIDPDA New Central Apartments, Inc	7/3/2025	2,267.98	HVAC/Boiler Maint - Service Calls	
1628	subsol - Submeter Solutions/Pioneer Energy Managemen	7/3/2025	134.00	Water/Sewer	
1629	citsea - City of Seattle	7/10/2025	254.42	Prepaid Expense - 2nd Semi-Annual Assessment 07/01 - 12/31/25	
1630	newcenth - New Central Hotel LLC	7/10/2025	21,596.00	Rent	

SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalicb,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=07/2025-07/2025 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
1631	verwir - Verizon Wireless	7/10/2025	21.37	Telecomm	
1632	wasman - Waste Management of Seattle	7/10/2025	136.64	Garbage/Waste Removal	
1633	wesext - Western Exterminator Company	7/10/2025	173.12	Pest Control	
1634	kincou - King County Treasury	7/15/2025	1,056.86	Prepaid Expenses	
1635	pdamaint - SCIDpda Maintenance Dept	7/17/2025	2,829.50	Janitorial WOs	
1636	citseacu - City of Seattle-Combined Utilities	7/17/2025	2,961.59	Water/Sewer	
1637	scidpda - SCIDpda	7/17/2025	1,142.19	ID Billing	
1638	wavbro - WAVE	7/17/2025	50.95	Telecomm	
1639	welfar - Wells Fargo	7/17/2025	5.75	Telecomm	
1640	firins - First Insurance Funding Corp.	7/24/2025	2,992.78	Insurance	
1641	lowes - Lowe's	7/24/2025	1,553.72	Supplies	
1642	wesext - Western Exterminator Company	7/24/2025	173.12	Pest Control	
1643	wesext - Western Exterminator Company	7/31/2025	300.62	Pest Control	
1645	welfar - Wells Fargo	7/31/2025	8.30	Telecomm	
Total nccomop2 - General Checking			**37,658.91**		
nchotop - General Checking					
347	easwes - East-West Investment Co.	7/17/2025	4,525.23	Ground Lease Expense	
348	easwes - East-West Investment Co.	7/17/2025	5,305.86	Ground Lease Expense	
ACH	welfar - Wells Fargo	7/10/2025	17,368.30	Loan	
Total nchotop - General Checking			**27,199.39**		
ncresop - General Checking					
1847	cenlin - CenturyLink	7/10/2025	155.39	Telecomm	
1848	citsea - City of Seattle	7/10/2025	334.75	Prepaid Expense - 2nd Semi-Annual Assessment 07/01 - 12/31/25	
1849	newcenth - New Central Hotel LLC	7/10/2025	17,669.00	Rent	
1850	pugsou - Puget Sound Energy	7/10/2025	385.03	Natural Gas	
1851	verwir - Verizon Wireless	7/10/2025	96.58	Telecomm	
1852	wesext - Western Exterminator Company	7/10/2025	396.44	Pest Control	
1853	citseacu - City of Seattle-Combined Utilities	7/17/2025	3,299.62	Garbage/Waste Removal/Water & Sewer	
1854	scidpda - SCIDpda	7/17/2025	7,825.84	ID Billing	
1855	wavbro - WAVE	7/17/2025	112.15	Telecomm	
1856	welfar - Wells Fargo	7/17/2025	8.48	Telecomm	
1857	citseacu - City of Seattle-Combined Utilities	7/24/2025	48.22	Water/Sewer	
1858	firins - First Insurance Funding Corp.	7/24/2025	2,597.02	Insurance	
1859	welfar - Wells Fargo	7/31/2025	12.24	Telecomm	
Total ncresop - General Checking			**32,940.76**		
pdaop1 - General Checking					
1412	kaifou - of Washington Options Inc	7/1/2025	48,265.48	Employee Benefits - Medical	
1413	wasden - Delta Dental of Washington	7/1/2025	2,964.55	Employee Benefits - Dental	
1424	intpark - Interim Parking Services	7/1/2025	140.00	Employee Benefits Payable	
1425	visser - Vision Service Plan	7/1/2025	487.88	Employee Benefits - Vision	
1426	forinc - Forterra, Inc	7/3/2025	704.76	Due & Subscriptions/Compwise Service Fees Q3	
1427	hartfo - The Hartford	7/3/2025	1,649.55	Employee Benefits - Life Insurance	
1428	intlob - International Lobster Rolls LLC	7/3/2025	3,400.00	Program - CID Business Equipment Fund Project	
1429	newcentc - SCIDpda New Central Commercial, Inc	7/3/2025	1,146.00	Rent	
1430	pugsag - Puget Sound Sage	7/3/2025	200.00	Program - Prof Fees & Consulting	
1431	scidpda - SCIDpda	7/3/2025	2,187.50	Monthly LH Replacement Reserve Deposit	
1432	wavbro - WAVE	7/3/2025	163.54	Telecomm	
1433	wavbro - WAVE	7/3/2025	461.50	Telecomm	
1434	welfar - Wells Fargo	7/3/2025	1,394.61	Program - Prof Fees & Consulting/Training & Education/Board Expense/Computer Software/Travel-Jamie-DC	
1435	welfar - Wells Fargo	7/3/2025	744.86	Progrm - Plastic Stools	
1436	welfar - Wells Fargo	7/3/2025	7,070.78	Computer Software & Hardware/Accessories/Office Supplies & Equipment	
1437	welfar - Wells Fargo	7/3/2025	410.85	Office Supplies & Equipment/Training & Education/Program - Subscription for Smartsheets	
1438	welfar - Wells Fargo	7/3/2025	916.54	Training & Education	
1439	bresha - Shanti Breznau Consulting, LLC	7/10/2025	8,850.00	Program - Prof Fees & Consullting	
1440	cidbia - Chinatown-International District Business Improv	7/10/2025	6,000.00	Program - Subcontracts	
1441	citsea - City of Seattle	7/10/2025	470.20	Development Project-Spic N Span	
1442	citseatr - City of Seattle	7/10/2025	450,363.01	Other Liabilities/Return of unspent SDOT Publix Sidewalk G	Return of unspent SDOT Publix Sidewalk Grant Funds
1443	daijou - Daily Journal of Commerce	7/10/2025	179.95	Legal	

SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalicb,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=07/2025-07/2025 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
1444	frilit - Friends of Little Saigon	7/10/2025	6,000.00	Program - Subcontracts	
1445	intthi - Interpret This Inc	7/10/2025	2,405.36	Program - Translation/Interpreters	
1446	kakres - Tsukushinbo, Inc	7/10/2025	12,236.28	Program - CID Business Equipment Fund Project	
1446	kakres - Tsukushinbo, Inc	7/21/2025	-12,236.28	Stop Payment	
1447	offdep - Office Depot	7/10/2025	156.48	Supplies	
1448	proins - Propel Insurance	7/10/2025	19,835.29	Prepaid Insurance	
1449	ricoh - Ricoh USA, Inc	7/10/2025	25.56	Copier Lease/Maintenance	
1450	seacitli - Seattle City Light	7/10/2025	48.15	Development Project-Spic N Span	
1451	verwir - Verizon Wireless	7/10/2025	859.10	Telecomm/Computer Software	
1452	welfar - Wells Fargo	7/10/2025	1,703.45	Teant Retention/Employee Parking Benefits/Job Listings/Office Supplies & Equipment	
1453	welfar - Wells Fargo	7/10/2025	1,937.36	Travel - Non-local/Training & Education/Staff Appreciation/Office Supplies & Equipment	
1454	wesext - Western Exterminator Company	7/10/2025	160.60	Pest Control	
1455	cidbia - Chinatown-International District Business Improv	7/17/2025	3,000.00	Program - Subcontracts/World Cup - Phase 1,2, & 3 Consultation	
1456	kimhor - Kimley-Horn and Associates, Inc.	7/17/2025	7,270.00	Program - Prof Fees & Consulting	
1457	purpow - The Pitney Bowes Bank Inc.	7/17/2025	502.25	Posstage	
1458	ricusa - Ricoh USA, Inc	7/17/2025	328.63	Copier Lease/Maintenance	
1459	welfar - Wells Fargo	7/17/2025	2.99	Maintenance - Other Vendors	
1460	woocom - Woodburn Company	7/17/2025	601.68	Office Supplies & Equipment	
1463	firins - First Insurance Funding Corp.	7/24/2025	24,528.57	Insurance	
1464	fresec - Freedom Security Solutions, LLC	7/24/2025	10,320.00	Misc Expenses/WO-01597 BPV Hourly Guard	
1465	frilit - Friends of Little Saigon	7/24/2025	4,500.00	Program - Subcontracts/Community Outreach	
1466	pbseng - PBS Engineering and Environmental Inc.	7/24/2025	23,753.58	Development Project-Spic N Span	
1467	teciteas - Tyler Jay	7/24/2025	5,044.41	Computer - Maintenance	
1468	yarsys - Yardi Systems, Inc.	7/24/2025	1,149.48	Prepaid Expenses/Legal Module for Affordable	
1470	paclaw - Pacifica Law Group LLP	7/24/2025	204.00	Legal	
1471	kakres - Tsukushinbo, Inc	7/24/2025	12,236.28	Program - CID Business Equipment Fund Project	
1472	fresec - Freedom Security Solutions, LLC	7/31/2025	6,720.00	Building Security Services	
1473	idvs2lib - IDVS2 Library/Parking	7/31/2025	180.00	Employee Parking Benefits	
1474	louhot - Louisa Hotel Master Tenant LLC	7/31/2025	350.00	Employee Parking Benefits	
1475	seacitli - Seattle City Light	7/31/2025	168.76	Electricity	
1476	wesext - Western Exterminator Company	7/31/2025	160.60	Pest Control	
1482	welfar - Wells Fargo	7/31/2025	2.99	Maintenance - Other Vendors	
1483	welfar - Wells Fargo	7/31/2025	3,327.04	Travel/Jared/DC, VA,CA,WA/Supplies	
ACH	acccms - Accrue Solutions Holding Company, LLC	7/3/2025	36.00	Payroll Benefits/July 2025 FSA dmin Fee	
ACH	acccms - Accrue Solutions Holding Company, LLC	7/10/2025	639.60	Employee Benefits Payable - FSA/Trasit/DCAP Payroll deduction	
ACH	pdamaint - SCIDpda Maintenance Dept	7/17/2025	5,277.76	Janitorial WOs	
ACH	acccms - Accrue Solutions Holding Company, LLC	7/24/2025	639.60	Employee Benefits Payable - FSA/Trasit/DCAP Payroll deduction	
ACH	citsea - City of Seattle	7/30/2025	208.43	Business Taxes Payable/R&M	
ACH	bushcomm - SCIDpda Bush Hotel Commercial	7/3/2025	17,070.18	Rent	
ACH	jpmcha - JPMorgan Chase Bank, N.A.	7/15/2025	239,589.91	Lot On The Hill Chase loan interest payment made by SCID	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	dva - Domingo Viernes Apartments	7/24/2025	20,000.00	Distributions	
Subtotal pdaop1 - General Checking			**959,115.65**		
	Payaroll	7/10/2025	153,386.08	Payroll	
	Payaroll	7/24/2025	153,573.85	Payroll	
Subtotal pdao			**306,959.93**		
Total pdaop1			**1,266,075.58**		

vs1op - General Checking

Check#	Vendor	Check Date	Total Check	Note	Comments
1543	alblee - Albert Lee Inc.	7/1/2025	7,448.61	Appliances	
1544	bushcomm - SCIDpda Bush Hotel Commercial	7/1/2025	5,585.00	t0003410 Rent/Transfer to bhcomm	
1545	citseacu - City of Seattle-Combined Utilities	7/1/2025	12,352.19	Water/Sewer	
1546	pdamaint - SCIDpda Maintenance Dept	7/1/2025	6,307.50	Janitorial WOs/UTO WOs	
1547	scidpda - SCIDpda	7/1/2025	18,627.24	ID Billing	
1548	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/1/2025	13,272.90	HVAC/Boiler Maint - Contract	
1549	paclam - Pacific Lamp & Supply Company	7/3/2025	295.74	Supplies	
1550	watsec - Watson Security	7/3/2025	283.06	Locks & Keys	
1551	cenlin - CenturyLink	7/10/2025	88.75	Telecomm	
1552	citsea - City of Seattle	7/10/2025	632.02	Prepaid Expenses - Other	
1553	idvs1co - IDVS 1 Commercial	7/10/2025	13,801.23	Rent - t0008215 May, June and July rent	
1554	proins - Propel Insurance	7/10/2025	57,998.00	Prepaid Insurance	

SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalicb,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=07/2025-07/2025 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
1555	pugsou - Puget Sound Energy	7/10/2025	227.03	Natural Gas	
1556	pugsou - Puget Sound Energy	7/10/2025	950.65	Natural Gas	
1557	pugsou - Puget Sound Energy	7/10/2025	53.95	Natural Gas	
1558	pugsou - Puget Sound Energy	7/10/2025	597.00	Natural Gas	
1559	repser - Republic Services	7/10/2025	2,847.89	Garbage/Waste Removal	
1560	seacitli - Seattle City Light	7/10/2025	18,892.96	Electricity	
1561	verwir - Verizon Wireless	7/10/2025	92.19	Telecomm	
1562	wasman - Waste Management of Seattle	7/10/2025	3,082.07	Garbage/Waste Removal	
1563	welfar - Wells Fargo	7/10/2025	9.96	Postage	
1564	welfar - Wells Fargo	7/10/2025	4.98	Postage	
1565	welfar - Wells Fargo	7/17/2025	2,374.41	Telecomm/UTO Cabinets	
1566	pdamaint - SCIDpda Maintenance Dept	7/24/2025	19,739.50	Janiatorial WOs	
1567	citseacu - City of Seattle-Combined Utilities	7/24/2025	14,104.02	Water/Sewer	
1568	lowes - Lowe's	7/24/2025	7,650.01	UTO/CISC- Cabinet Sheet Cover/Supplies/Appliance	
1569	paclam - Pacific Lamp & Supply Company	7/24/2025	295.74	Supplies	
1570	thepar - The Part Works, Inc.	7/31/2025	82.32	Plumbing	
1571	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/31/2025	1,769.47	HVAC/Boiler Maint - Service Calls	
1573	welfar - Wells Fargo	7/31/2025	30.59	Telecomm/Supplies	
Total vs1op - General Checking			**209,496.98**		
vs2conop - General Checking					
620	citseacu - City of Seattle-Combined Utilities	7/1/2025	18,529.78	Garbage/Waste Removal/Water & Sewer	
621	firins - First Insurance Funding Corp.	7/1/2025	13,725.33	Insurance	
622	cenlin - CenturyLink	7/10/2025	75.82	Telecomm	
623	citsea - City of Seattle	7/10/2025	451.56	Prepaid Expenses - 2nd Semi-Annual Assessment 07/01 - 12/31/25 BIA Tax	
624	scidpda - SCIDpda	7/10/2025	23,569.29	Accrued Expenses - Insurance	
625	seacitli - Seattle City Light	7/10/2025	302.48	Electricity	
626	seacitli - Seattle City Light	7/10/2025	3,246.31	Electricity	
627	pdamaint - SCIDpda Maintenance Dept	7/17/2025	438.40	Janitorial WOs	
628	citseacu - City of Seattle-Combined Utilities	7/24/2025	20,486.85	Garbage/Waste Removal/Water & Sewer	
629	firins - First Insurance Funding Corp.	7/24/2025	13,725.33	Insurance	
Total vs2conop - General Checking			**94,551.15**		
vs2lpop - General Checking					
879	chemur - Mureng Chen	7/1/2025	76.22	Office Supplies & Equipments	
880	cenlin - CenturyLink	7/10/2025	328.93	Telecomm	
881	credoo - Cressy Door Company, Inc.	7/10/2025	4,230.99	Furniture,Fixtures & Equipment	
882	hdsupp - HD Supply Facilities Maintenance, LTD	7/10/2025	130.41	Supplies	
883	usbank - US Bank/TFM/97298300/Mainyua Yang	7/10/2025	14,208.33	Loan	
884	verwir - Verizon Wireless	7/10/2025	20.76	Telecomm	
885	welfar - Wells Fargo	7/10/2025	144.56	Postage/R&M - Parking Garage Installation for ICHS Temp Parking	
886	kincou - King County Treasury	7/15/2025	1,227.28	Prepaid Expenses/vs2pkg/Sewer Management/RE Tax Interest & Penalty	
887	pdamaint - SCIDpda Maintenance Dept	7/17/2025	1,040.26	Janitorial WOs	
888	idvs1co - IDVS 1 Commercial	7/17/2025	4,650.00	Correct Deposit Error in R-299331	
889	welfar - Wells Fargo	7/17/2025	0.07	Telecomm	
890	alegow - Alexander Gow Fire Equipment Co	7/31/2025	284.70	Fire Systems/Sprinkler - Service Calls	
891	cenlin - CenturyLink	7/31/2025	324.73	Telecomm	
892	welfar - Wells Fargo	7/31/2025	0.11	Telecomm	
ACH	idvs2con - IDVS2 Condo Association	7/17/2025	7,449.42	Condo Billing	
Total vs2lpop - General Checking			**34,116.77**		
			2,317,340.47		
			2,624,300.40		

<u>Concurrence Requests:</u>
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.*

<u>August 2025 Items</u>

Community Initiatives

Amount	Funder	Recipient	Description
$325,000	Office of Planning and Community Development (Equitable Development Initiative)	SCIDpda	Funding for additional publicly accessible murals and 3D art at 13th & Fir

Real Estate

Property Operations

SCIDpda Board Meeting Minutes

July 15, 2025

Online via Teams Meeting

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

Board Present (online): Casey Huang, Cindy Ju, Jerilyn Young, Lisa Nitze, Miye Moriguchi, Kyle Igarashi, May Wu, Kevin Cao
Staff Present: Marion Emme, An Huynh, Janet Smith, Winston Samson, Eun Ho, Josh Sellers Park, Kenny Che, Joseph Guanlao
Other: Shiela Vergara

1. Call to Order

The meeting was called to order by Cindy Ju, Board President, at 5:31PM

2. Consent Agenda

Resolution 25-07-15-01

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

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

Moved: Lisa Nitze

Seconded: Casey Huang

Board Approved: 6

Abstained: 0

Absent: 5

The resolution was approved.

3. Board Business

Resolution 25-07-15-02

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

Moved: Jerilyn Young

Seconded: Kyle Igarashi

Board Approved: 7

Abstained: 0

Absent: 4

The resolution was approved.

Meeting adjourned by Cindy Ju, Board President, at 6:14PM.