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## HYBRID BHA HOUSING MINUTES

HYBRID HOUSING COMMITTEE MEETING OF THE BOARD OF COMMISSIONERS OF THE BREMERTON HOUSING AUTHORITY (BHA) HELD 4:00 PM AT 600 PARK AVENUE AND/OR REMOTELY ON **JULY 11, 2022**.

**1. CALL TO ORDER:** Meeting was called to order at 4:00 p.m.

**2. ROLL CALL:**

**Present:**

Commissioner Jaime Forsyth

Commissioner Andre Henderson

**Excused:**

Subchair Bo Palmer

Chair Joan Hanten (alternate)

**BHA Staff Present:**

Jill Stanton

Executive Director

Andi Reed

Housing Director

Paula Kennedy

Human Resources Manager

Lorna Camacho

Office Manager/Executive Assistant/Minute Taker

**Also Present:**

Shane Meehan, Verkada

**3. SUBCOMMITTEE CHAIR COMMENTS:** None

**4. COMMISSIONER COMMENTS:** None

**5. SECURITY CAMERAS:** Comments by Ms. Reed.

Due to the inadequate and poor camera quality in the current camera system, we have received estimates to install a new system of security cameras at four of our properties: The Firs, the Summit, Bay Vista South, and Bay Vista West. Cost includes equipment and installation. The Verkada Camera System has the ease of use; remote accessibility; bandwidth friendly; hybrid cloud storage; scalability; ability to upload directly to the feed; simple installation and can quickly find footage with advanced search filters to eliminate the time it takes to review footage.

We do not typically discuss business related to Bay Vista South or Bay Vista West. Since placing Bay Vista South and Bay Vista West in service, we have not addressed these properties as part of the BHA board meetings, but those properties are significantly impacted by the security issues we are having at Bay Vista. We have had conversation with the Resident Advisory Board about safety.

Our focus right now is the four properties listed above. The Summit cost would be covered by capital fund. As this is not a budgeted expense and not in our capital needs assessment. WSHFC regulates what can be spent at the Summit on capital needs. Unless the expense is included in the independent capital needs assessment, WSHFC generally does not approve

capital expenses. If WSHFC would not permit these expenses to be paid from reserves, BHA would have to cover 43% of the costs with BHA unrestricted funds. Or we could put the cost in next year's budget.

The cost for the cameras at Bay Vista South and Bay Vista West would need to be approved by the investors unless BHA chooses to pay for the cameras from BHA unrestricted funds. Otherwise, the expense would come from property operating reserves after approved by the investors.

Commissioners Henderson agreed the new security cameras will add some preventive value. In addition to the measurements already in place with the security patrol.

**6. OYSTER BAY LOT IMPROVEMENTS:** Comments by Ms. Reed.

BHA is the owner of two lots located behind the Chevron Station totaling .90 acres with the address of 600 Oyster Bay Avenue North. These lots sit on top of what is commonly known as the VIP landfill (named for the old VIP's restaurant that occupied the area for many years). We have extensive environmental work on the site stemming from a potential land swap with the city years ago to move the fire station. Part of this included negotiations with the Department of Ecology to get an agreement to allow the site to be capped rather than cleaned up. The landfill extends onto property that BHA does not own.

Landau Associates is the environmental engineering firm that had assisted BHA with all the environmental testing and planning. They estimated that the cost to make the land buildable would be \$376,000. This was based on September 2013 prices and has risen quite a bit since then.

Currently the two lots has \$0 assessed value (with a potential cost liability) to \$60,000; prior to this was declining every year.

This is a follow-up to the March 28, 2022, Board meeting regarding the potential use of the Oyster Bay property as a parking lot for BHA company-owned vehicles and what would it cost to do so. We have received a bid from our architect for the design and specification of paving the parcels on Oyster Bay including background information on the environmental issues related to the parcels. The bid includes engineering, Geotech, bid preparation, cost estimate, and construction oversight. The proposed cost for this work is \$58,470.

Currently, we allocate \$3,000 for a temporary fence that does not penetrate the ground.

It is the Housing Committees recommendation to the Board to revisit this matter for further discussion. There is no set timeline to determine what to do with the parcels.

**7. IMPROVED EXTERIOR LIGHTING AT VARIOUS PROPERTIES:** Comments by Andi.

We are developing plans to improve exterior lighting at several of our properties including Bay Vista South and Bay Vista West. We have received quotes back for four properties so far. We are still waiting on cost for Bay Vista South and Bay Vista West as those two properties are complicated because of the alleys, the pathways between buildings, and the nooks and crannies behind buildings.

We have approved and are moving with plans to improve lighting at Casa Del Sol and The Firs. Lighting for Tamarack and the Summit cost is under \$20,000. Ms. Reed will ask for Board approval at the July Board meeting.

**8. FUTURE HOUSING COMMITTEE MEETING:**

Tentative future date for the next Housing Committee Meeting – To be determine September 2022.

**9. ADJOURNMENT:** There being no further business meeting adjourned at 4:43 p.m.

*Jill Stanton*

Executive Secretary

*Jeff Flood*

Chairperson of the Board

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