

From: Ponha Lim <PonhaL@kcha.org>
Subject: Fw: Additional Camera for KCHA/Greystar
To: Nicole Damm <NicoleD@kcha.org>; Aran Church <AranC@kcha.org>
Sent: September 11, 2025 12:13 AM (UTC-04:00)
Attached: WA - King County Housing Authority - Law Enforcement Agreement - .docx, KCHA_Greystar Grantor Agreement (3).docx

Nicole and Aran,

Before completing the contract, can we pause for review? Executive leadership team has some concerns about data privacy and may want to add some language that protects KCHA residents.

I hope to schedule a meeting with legal folks next week to discuss the language. I'll circle back with you and see what we can come up with. We hope to incorporate the new language in the Flock contract for an added layer of protection.

Thank you for your patience.

Ponha

Ponha Lim | Vice President of Safety & Security
600 Andover Park W., Tukwila, WA 98188
Mobile: (206) 640-4202 | TTY: 7-1-1
www.kcha.org | [Facebook](#) | [LinkedIn](#) | [Instagram](#)

King County **Housing** Authority
Transforming lives through housing

From: Judd Kuypers <judd.kuypers@flocksafety.com>
Sent: Wednesday, September 10, 2025 21:05
To: Nicole Damm <NicoleD@kcha.org>
Cc: Jeremy Trentman <jeremy.trentman@flocksafety.com>; hamptongreensmgr@greystar.com <hamptongreensmgr@greystar.com>; Nathan Bott <nathan.bott@flocksafety.com>; Aran Church <AranC@kcha.org>; Ponha Lim <PonhaL@kcha.org>; Joshua Stottlemeyer <JoshuaS@kcha.org>
Subject: Re: Additional Camera for KCHA/Greystar

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Hi Nicole,

Thank you for your patience and for the thoughtful nudge. I've attached the updated Flock contract along with the addendum reflecting your requested change. Please take a look and let me know if you have any feedback.

Best regards,
Judd

On Wed, Sep 10, 2025 at 11:17 AM Nicole Damm <NicoleD@kcha.org> wrote:

Judd,

Its been close to 20 days since our last conversation, reaching out to see if you need anything from us.

Nicole Damm | Asset Manager

600 Andover Park W., Tukwila, WA 98188

Office: 206-574-1239 | TTY: 7-1-1

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King County **Housing** Authority

Transforming lives through housing

From: Nicole Damm

Sent: Wednesday, August 20, 2025 1:15 PM

To: 'Judd Kuypers' <judd.kuypers@flocksafety.com>

Cc: Jeremy Trentman <jeremy.trentman@flocksafety.com>; hamptongreensmgr@greystar.com; Nathan Bott <nathan.bott@flocksafety.com>; Aran Church <AranC@kcha.org>

Subject: RE: Additional Camera for KCHA/Greystar

Judd,

Thank you for providing both documents.

While the 12-month initial term is acceptable, the automatic 36-month renewal provision is problematic. In Asset Management, our established practice is to enter an initial 12-month commitment, after which agreements convert to a month-to-month term with a 30-day termination provision. This approach ensures necessary flexibility and aligns with industry standards, allowing either party to disengage should circumstances, performance, or operational needs materially change.

A 3-year automatic renewal creates an unreasonable obligation and could expose KCHA to unnecessary risk. We cannot commit to a multi-year extension.

I propose revising the language as follows:

“Upon completion of the initial 12-month term, this Agreement shall automatically convert to a month-to-month term, cancellable by either party upon thirty (30) days’ written notice.”

This modification preserves a clear contractual framework while eliminating the risk of an excessive automatic renewal. Please incorporate this change into the draft.

Nicole Damm | Asset Manager

600 Andover Park W., Tukwila, WA 98188

Office: 206-574-1239 | TTY: 7-1-1

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King County **Housing** Authority

Transforming lives through housing

From: Judd Kuypers <judd.kuypers@flocksafety.com>

Sent: Monday, August 18, 2025 2:33 PM

To: Nicole Damm <NicoleD@kcha.org>

Cc: Jeremy Trentman <jeremy.trentman@flocksafety.com>; hamptongreensmgr@greystar.com; Nathan Bott <nathan.bott@flocksafety.com>

Subject: Re: Additional Camera for KCHA/Greystar

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Hi team,

Attached are the project quote and the addendum. The quote includes the ALPR camera and a one-time electrical installation fee. Because the selected location doesn't pass the solar assessment (even with tree trimming) we'll hardwire power. Recurring charges will be for the camera only.

Thanks,
Judd

Sounds good.

Nicole Damm | Asset Manager

600 Andover Park W., Tukwila, WA 98188

Office: 206-574-1239 | TTY: 7-1-1

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King County **Housing** Authority

Transforming lives through housing

From: Judd Kuypers <judd.kuypers@flocksafety.com>

Sent: Monday, August 18, 2025 12:42 PM

To: Nicole Damm <NicoleD@kcha.org>; Jeremy Trentman <jeremy.trentman@flocksafety.com>;
hamptongreensmgr@greystar.com; Nathan Bott <nathan.bott@flocksafety.com>

Subject: Additional Camera for KCHA/Greystar

EXTERNAL EMAIL This email originated outside of KCHA. Do **NOT** click or open unexpected links or attachments. ***NEVER*** provide User ID or Password. If this email seems suspicious, click your **PHISH ALERT** button (or forward to HelpDesk@kcha.org from your cell phone).

Hi Lisa and Julie,

Thank you for your patience following our 8/8 sync. I apologize for getting this information to you later than planned. Here's the proposed deal process for King County Housing Authority and Greystar:

- Flock Safety's Operations team team is preparing the grantor agreement and including it in the order form for Greystar to sign (setting Greystar as the invoice payer; King County keeps data ownership).
- The expansion will be processed under King County Housing Authority's account, with invoices sent to Greystar.
- Majors CSM Tory Kornblum will set up admin permissions so Greystar has limited viewing access to camera data (not full law enforcement access).

I've added [@Nathan Bott](#) to confirm whether we're using the existing infrastructure or adding a pole. I believe Flock's Jeremy Trentman will make the call here, and he was out on vacation when we met last.

Please let me know if you have any questions about the procurement plan for Greystar. Once we have an answer about whether a pole is needed, I'll have the proposal out.

Warm regards,

--



Judd Kuypers
Account Executive



480-695-6745 flocksafety.com
<https://flocksafety.chilipiper.com/me/judd-kuypers/meeting-with-judd-kuypers>



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Judd Kuypers

Account Executive



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 - <https://flocksafety.chilipiper.com/me/judd-kuypers/meeting-with-judd-kuypers>
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 - <https://flocksafety.chilipiper.com/me/judd-kuypers/meeting-with-judd-kuypers>
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**Flock Safety + WA - King County
Housing Authority**

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Judd Kuypers
judd.kuypers@flocksafety.com
+14806956745



ORDER FORM

This order form ("Order Form") hereby incorporates and includes the terms of the previously executed agreement (the "Terms") which describe and set forth the general legal terms governing the relationship (collectively, the "Agreement"). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the "Effective Date")

Customer: WA - King County Housing Authority
Legal Entity Name: WA - King County Housing Authority
Accounts Payable Email: joshuas@kcha.org
Address: 600 Andover Park West Tukwila, Washington 98188

Initial Term: 12 Months
Renewal Term: 36 Months
Payment Terms: Net 30
Billing: Annual Plan - First Year Invoiced at Signing.
Frequency:
Retention Period: 30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$3,000.00
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Electrical Implementation Fee	\$1,250.00	1	\$1,250.00
Flock Safety Platform Maintenance			
Pole Installation (Post-Install)	\$250.00	1	\$250.00
Subtotal Year 1:			\$4,500.00
Annual Recurring Subtotal:			\$3,000.00
Estimated Tax:			\$0.00
Contract Total:			\$4,500.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "Renewal Term") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$4,500.00
Annual Recurring after Year 1	\$3,000.00
Contract Total	\$4,500.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	\$0.00
Flock Safety Add-ons	\$0.00
Flock Safety Professional Services	\$0.00

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint [™] technology (proprietary machine learning software) and real-time alerts for unlimited users.
Pole Installation (Post-Install)	
Professional Services - Electrical Implementation Fee	Electrical connection and maintenance services for AC powered devices by Flock qualified electrical workers.

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

Customer: WA - King County Housing Authority

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

PO Number: _____

Flock Safety Grantor Agreement

This Flock Grant Agreement (this “**Agreement**”) is entered into by and between Flock Group, Inc. with a place of business at 1170 Howell Mill Road NW Suite 210, Atlanta, GA 30318 (“**Flock**”) and the entities identified in the signature block as (“**Customer**”) and (“**Agency**”) (each a “**Party**,” and together, the “**Parties**”). This Agreement is effective on the date of execution below.

The Parties agree as follows:

Customer shall engage the Flock Services on behalf of the Agency in order to provide the Flock Service to the Agency.

Customer shall be solely liable for payment of fees set forth in the applicable Order Form, subject to the billing structure and payment terms indicated.

Agency shall retain all right, title and interest in the Customer Data and grants to Flock a limited, non-exclusive, royalty-free, irrevocable, worldwide license to use the Customer Data to provide the Flock Services to Agency.

Flock will provide the Agency the Flock Services and any access thereto, subject to the terms and conditions of this Agreement, solely for legitimate business purposes, including but not limited to the awareness, prevention, and prosecution of crime.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

CUSTOMER: Greystar Worldwide LLC

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

**AGENCY : WA - King County
Housing Authority**

By: _____

Title: _____

Name: _____

Date: _____