

BELLINGHAM HOUSING AUTHORITY
Board of Commissioners Regular Meeting
December 16, 2025

The Board of Commissioners of Bellingham Housing Authority (“BHA”) held a regular meeting on Tuesday, December 16, 2025 in a hybrid format. The meeting was called to order at 1:06 p.m. by Board Chair Gockley, followed by roll call. Chair Gockley declared a quorum present and the meeting opened for business.

ROLL CALL/QUORUM

Present: Commissioner Terry Bornemann
Commissioner Dave Finet
Commissioner Stephen Gockley

Absent & Excused: Commissioner Valerie Billmire
Commissioner Alana Pattermann

BWCHA Staff Presenters: Lindsay Burmeister, Executive Services/HR Manager
Andrew Calkins, Executive Director
Tony Casale, Director of Development
Chris Longwell, Director of IT
Jana Robbins, Finance Director

Guest Presenters: None

PUBLIC COMMENT AND RESIDENT INPUT

Paul Moore, Washington Square Resident – Washington Square residents are concerned about inclement weather and are preparing to support residents who have extra needs.

A. REPORTS

1. Executive Director Report: Attached to the Agenda
Executive Director Andrew Calkins provided the Executive Director Report.
2. BHA Development Report: Attached to the Agenda
Tony Casale, Director of Development, provided the Bellingham Housing Authority’s Quarterly Development report.
 - Commissioner Bornemann asked if we had planned for potential increases in terms of construction materials and labor on the Unity Street project. Tony responded that he has confidence that the budget should be able to absorb those escalations as long as they are in line with historical trends.
 - Commissioner Gockley inquired about King Mountain phasing – will it follow the building 1&2 concept included in the Board report? Tony Casale responded that it was too early to tell but will follow up. Commissioner Gockley asked if phased, will it be sequential or simultaneous? Tony Casale responded that it is too early to know but that updates will be provided as predevelopment evolves. It may be possible to complete phases simultaneously like Samish B & C, but it will come down financing.
3. Bi-Annual IT Report: Attached to the Agenda
Chris Longwell, Director of IT provided a Bi-annual IT Report

- Commissioner Gockley inquired if there are any vulnerabilities at BHA in terms of using AI and the accuracy of information that AI provides. Chris Longwell responded that he and his team are continually tracking and trying to understand what our risks are. He is not aware of a particular vulnerability unique to the Housing Authority at this time.

B. DISCUSSION / ACTION ITEMS

1. Resolution 2834: Authorize Budget Variance Report No. 25-01 and Approve Same Amendment to the BHA Budget for Fiscal Year 2025

Director of Finance Jana Robbins provided an overview of resolution 2834.

Approve Resolution 2834

Commissioner Finet moved to approve the motion

Commissioner Bornemann seconded the motion and Chair Gockley called the vote.

AYES: Commissioner Terry Bornemann
Commissioner Dave Finet
Commissioner Stephen Gockley

2. Resolution 2835: Authorize Section 125 Flexible Benefits Plan Advance Funding for Plan Year Claims

Director of Finance Jana Robbins provided an overview of resolution 2835.

Approve Resolution 2835

Commissioner Bornemann moved to approve the motion

Commissioner Finet seconded the motion and Chair Gockley called the vote.

AYES: Commissioner Terry Bornemann
Commissioner Dave Finet
Commissioner Stephen Gockley

3. Resolution 2836: Authorize the Award of a Contract to Modernize Boiler Plants at Chuckanut Square, Lincoln Square, and Washington Square

Director of Development Tony Casale provided an overview of resolution 2838.

Approve Resolution 2836

Commissioner Finet moved to approve the motion

Commissioner Bornemann seconded the motion and Chair Gockley called the vote.

AYES: Commissioner Terry Bornemann

Commissioner Dave Finet
Commissioner Stephen Gockley

C. CONSENT ITEMS

Commissioner Bornemann moved to approve the Consent Agenda as follows:

Motion: Approve Cash Disbursement/Vouchers for the Month of November 2025.

Motion: Approve Minutes for the November 2025 Regular BHA Board meeting.

Commissioner Finet seconded the motion and Chair Gockley called the vote.

AYES: Commissioner Terry Bornemann
Commissioner Finet
Commissioner Stephen Gockley

NAYES: None

D. COMMISSIONER UPDATES

Commissioner Finet reported that the Northwest Coast Presbytery is finalizing the gifting of property to the Nooksack Valley (NV) Food Bank. This transfer aims to provide long-term stability for nutritional services in the community by granting the food bank permanent ownership of the site where it operates. By securing the land, the Nooksack Valley Food Bank can maintain its essential distribution services to Everson, Sumas, Nooksack and surrounding areas without the risk of future displacement.

E. ADJOURNMENT

The public meeting was adjourned at 2:16PM

Respectfully Submitted,

Andrew Calkins

**Andrew Calkins,
Secretary/Treasurer**

ATTEST:

Stephen Gockley
Stephen Gockley (Feb 17, 2026 21:53:37 PST)

**Stephen Gockley,
Chair, Board of Commission**

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Final Audit Report

2026-02-18

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