

BELLINGHAM HOUSING AUTHORITY
Board of Commissioners Regular Meeting
February 17, 2026

The Board of Commissioners of Bellingham Housing Authority (“BHA”) held a regular meeting on Tuesday, February 17, 2026 in a hybrid format. The meeting was called to order at 1:05 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 Valerie Billmire
Commissioner Stephen Gockley
Commissioner Alana Pattermann

Absent & Excused:

Commissioner Dave Finet

BWCHA Staff Presenters:

Lindsay Burmeister, Executive Services/HR Manager
Andrew Calkins, Executive Director
Kate Donnelly, Chief Operating Officer
Steve Grichel, Housing Programs Manager

Guest Presenters:

Myriah Train, Indigo Real Estate (*not present, however report was provided*)

PUBLIC COMMENT AND RESIDENT INPUT

None.

A. REPORTS

1. Executive Director Report: Attached to the Agenda
Executive Director Andrew Calkins presented the Executive Director’s Report, focusing on federal funding issues and the rising costs in the voucher program locally and nationally.
Commissioner Billmire asked whether additional vouchers would be issued once the agency is not in shortfall. Kate Donnelly, COO, responded that she does not anticipate reopening the waitlist this year, noting that a projected 9% increase would primarily cover rising expenses.
Commissioner Gockley inquired about a recent meeting with Representative Timmons and whether there were updates on legislation impacting housing authorities in 2026.
Executive Director Andrew Calkins reported that the agency’s priorities for this session included funding in a supplemental capital budget for the Housing Trust Fund, and a bill sponsored by Representative Ramel related to a local real estate excise tax option for affordable housing.
2. 2025 Initiatives Update: Attached to the Agenda *Executive Director Andrew Calkins provided an update on the Team leaders’ strategic initiatives that they worked through last year and will continue to work on through 2026.*

3. Operations Report: Attached to the Agenda
Kate Donnelly, Chief Operating Officer, provided the Bellingham Housing Authority's Quarterly Operations Report.
4. Low Income Housing Tax Credit (LIHTC) Portfolio Report: Attached to the Agenda
Myrriah Train, Investment Manager at Indigo Real Estate, was unable to attend the meeting but provided a quarterly LIHTC Report for commissioners which is included in the board packet.

B. DISCUSSION / ACTION ITEMS

1. Resolution 2837: Ratify Collective Bargaining Agreement as negotiated, and Authorize Signing of Agreement for 2026

Human Resources Manager Lindsay Burmeister provided an overview of resolution 2837.

Approve Resolution 2837

Commissioner Billmire moved to approve the motion

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

AYES:
Commissioner Terry Bornemann
Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Alana Pattermann

2. Resolution 2838: Revise Non-Exempt Salary Schedules "B" and "C" to Reflect Increase in Non-Exempt Salaries for 2026

Human Resources Manager Lindsay Burmeister provided an overview of resolution 2838.

Approve Resolution 2838

Commissioner Bornemann moved to approve the motion

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

AYES:
Commissioner Terry Bornemann
Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Alana Pattermann

3. Resolution 2839: Revise Exempt Salary Schedules to Reflect Increase in Exempt Salaries for 2026

Human Resources Manager Lindsay Burmeister provided an overview of resolution 2839.

Approve Resolution 2839

Commissioner Billmire moved to approve the motion

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

AYES: Commissioner Terry Bornemann
Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Alana Pattermann

4. Resolution 2840: Approve Section 8 Management Assessment Program (SEMAP) Certification

Housing Programs Manager Steve Grichel provided an overview of resolution 2840.

Approve Resolution 2840

Commissioner Bornemann moved to approve the motion

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

AYES: Commissioner Terry Bornemann
Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Alana Pattermann

C. CONSENT ITEMS

Commissioner Bornemann moved to approve the Consent Agenda as follows:

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

Motion: Approve Cash Disbursement/Vouchers for the Month of January 2026.

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

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

AYES: Commissioner Terry Bornemann
Commissioner Valerie Billmire
Commissioner Stephen Gockley
Commissioner Alana Pattermann

NAYES: None

D. COMMISSIONER UPDATES

None.

E. ADJOURNMENT

Meeting adjourned at 2:07pm

A recess was requested by Commissioner Billmire in order to review resolution 2837.

Meeting reconvened at 2:19pm

The public meeting was adjourned at 2:42PM

Respectfully Submitted,

Andrew Calkins

**Andrew Calkins,
Secretary/Treasurer**

ATTEST:

Stephen Gockley
Stephen Gockley (Mar 17, 2026 15:41:15 PDT)

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

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Final Audit Report

2026-03-18

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