

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

The Board of Commissioners of Bellingham Housing Authority (“BHA”) held a regular meeting on Tuesday, September 16, 2025 in a hybrid format. The meeting was called to order at 1:25 p.m. by Board Chair Gockley, followed by roll call. Chair Gockley declared a quorum present and the meeting opened for business.

A. ROLL CALL/QUORUM

Present:

Commissioner Valerie Billmire
Commissioner Dave Finet
Commissioner Stephen Gockley
Commissioner Alana Pattermann **present until 3pm*

Absent & Excused:

Commissioner Terry Bornemann

BWCHA Staff Presenters:

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

Guest Presenters:

None

PUBLIC COMMENT AND RESIDENT INPUT

Paul Moore, Washington Square Resident – Some Washington Square residents have met and started working towards creating a new Washington Square Resident Council.

B. REPORTS

1. Executive Director Report: Attached to the Agenda
2. BHA Quarterly Financial Report: Attached to the Agenda
3. Quarterly Development Report: Attached to the Agenda

AT 1:50PM, THE PUBLIC MEETING WAS RECESSED AND CHAIR GOCKLEY OPENED THE PUBLIC HEARING OF INTENT TO APPROVE RESOLUTION 2822, FY 2026 BHA PHA PLAN

Chief Operating Officer Kate Donnelly provided an overview of BHA’s FY 2026’s PHA Plan.

The following comments were received which did not relate to resolution 2822:

- *Barbara Plaskett – Historically, BHA allowed public comments periods for residents to participate in and provide comments in-person. BHA also occasionally held meetings at properties.*

- *Benny Spencer – Has BHA resident comments to relay to BHA staff having attended a Samish Commons Resident Meeting.*

Public Comment and Resident Input relating to Resolution 2822:

- None

AT 2:10PM, THE PUBLIC HEARING ON INTENT TO APPROVE RESOLUTION 2822, FY 2026 BHA PHA PLAN WAS ADJOURNED.

C. DISCUSSION / ACTION ITEMS

1. Approve FY 2026 BHA PHA Plan

Approve Resolution 2822

Commissioner Finet moved to approve the motion

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

AYES:
 Commissioner Valerie Billmire
 Commissioner Dave Finet
 Commissioner Stephen Gockley
 Commissioner Alana Pattermann

2. Resolution 2823: Approve BHA Public Housing 2025-2029 Capital Fund 5-year Action Plan

Development Director Tony Casale stated that he is requesting to move resolution 2823 to the October 2025 Agenda for approval, following a public hearing.

Commissioner Finet made a motion to set the public hearing date for the BHA Public Housing 2025-2029 Capital Fund 5-year Action Plan for Tuesday, October 21st.

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

AYES:
 Commissioner Valerie Billmire
 Commissioner Dave Finet
 Commissioner Stephen Gockley
 Commissioner Alana Pattermann

3. Approve FY 2026 BHA Public Housing Utility Allowance and Flat Rent Schedule

Kate Donnelly provided an overview of resolution 2824.

Approve Resolution 2824.

Commissioner Billmire moved to approve the motion

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

AYES: Commissioner Valerie Billmire
Commissioner Dave Finet
Commissioner Stephen Gockley
Commissioner Alana Pattermann

4. Approve FY 2026 BHA Housing Choice Voucher Utility Allowance Schedule

Steve Grichel provided an overview of resolution 2825.

Approve Resolution 2825

Commissioner Finet moved to approve the motion

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

AYES: Commissioner Valerie Billmire
Commissioner Dave Finet
Commissioner Stephen Gockley
Commissioner Alana Pattermann

5. Approve FY 2026 BHA Housing Choice Voucher Payment Standards

Housing Programs Manager Stever Grichel provided an overview of Resolution 2826 and its impact on the program and households.

Approve Resolution 2826

Commissioner Billmire moved to approve the motion

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

AYES: Commissioner Valerie Billmire
Commissioner Dave Finet
Commissioner Stephen Gockley
Commissioner Alana Pattermann

6. Approve Revisions to the Bellingham & Whatcom County Housing Authority Personnel Manual

Executive Services/HR Manager Lindsay Burmeister provided an overview of updates to the Personnel Manual and the reasons for those changes.

Approve Resolution 2827

Commissioner Pattermann moved to approve the motion

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

AYES: Commissioner Valerie Billmire
Commissioner Dave Finet
Commissioner Stephen Gockley
Commissioner Alana Pattermann

7. Approve a New Executive Classification Level

Executive Services/HR Manager Lindsay Burmeister provided an overview of Resolution 2828 which would approve a new salary range for the Executive Director position.

Approve Resolution 2828

Commissioner Finet moved to approve the motion

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

AYES: Commissioner Valerie Billmire
Commissioner Dave Finet
Commissioner Stephen Gockley
Commissioner Alana Pattermann

8. Authorize an Additional Loan, or an Increase in the Amount of Existing Loans, from BHA to Meadow Wood II Associates LLC

Director of Asset Development Tony Casale provided an overview of Meadow Wood II and Resolution 2829.

Approve Resolution 2829

Commissioner Billmire moved to approve the motion

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

AYES: Commissioner Valerie Billmire
Commissioner Dave Finet
Commissioner Stephen Gockley
Commissioner Alana Pattermann

9. Authorize Nomination of Chair and Vice Chair (November 2025 – October 2026)

Commissioner Finet nominated Stephen Gockley for Chair and Valerie Billmire for Vice Chair.

D. CONSENT ITEMS

Commissioner Pattermann moved to approve the Consent Agenda as follows:

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

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

Motion: Approve BOC Meetings Calendar (January 2026 – December 2026)

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

AYES: Commissioner Valerie Billmire
Commissioner Dave Finet
Commissioner Stephen Gockley
Commissioner Alana Pattermann

NAYES: None

E. COMMISSIONER UPDATES

None.

F. EXECUTIVE SESSION

The Board entered Executive Session pursuant to RCW.42.30.110(1)(g) to evaluate the qualifications and performance of a public employee at 2:42pm; Chair Gockley announced that the Executive Session would conclude at 3:15pm.

Chair Gockley re-opened the meeting to inform the public that they would be extending the Executive Session and that it would conclude at 3:30pm.

No official action took place during the executive session.

Executive session adjourned at 3:31pm and Public Session was re-opened.

G. ADDITIONAL PERSONNEL MATTERS

Commissioner Finet made the following Motion:

Approve adjusting the Executive Director's salary to \$199,000 per year effective October 1, 2025.

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

AYES: Commissioner Valerie Billmire
Commissioner Dave Finet
Commissioner Stephen Gockley

NAYES:

None

1. ADJOURNMENT

The public meeting was adjourned at 3:33 p.m.

Respectfully Submitted,

Andrew Calkins

**Andrew Calkins,
Secretary/Treasurer**

ATTEST:

Stephen Gockley

Stephen Gockley (Oct 21, 2025 16:16:12 PDT)

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

10 2025.9.16 BHA Minutes

Final Audit Report

2025-10-21

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