

HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY
SPECIAL BOARD OF COMMISSIONERS
HYBRID MEETING MINUTES
Thursday, June 11, 2026

I. Call to Order

The special virtual meeting of the Board of Commissioners of the Sedro-Woolley Housing Authority was called to order by Chair Debra Lancaster at 10:45 a.m., on Thursday, June 11, 2026.

Introductions around the room.

II. Roll Call

Present: Commissioner Debra Lancaster (Chair), Commissioner Danielle Fontaine, Commissioner Daniel Hasenoehrl and Commissioner Mario Padilla (via Zoom).

III. Public Comment

No Public Comment.

IV. Approval of Minutes

A. April 16, 2026

Commissioner Danielle Fontaine moved for approval of the Minutes, seconded by Commissioner Daniel Hasenoehrl; the Board unanimously approved the Minutes from April 16, 2026.

V. Action Items for Discussion & Approval

A. Approval of Voucher Report April 1, 2026 to May 31, 2026

Commissioner Daniel Hasenoehrl moved for approval of the Voucher Report, seconded by Commissioner Mario Padilla; the board unanimously approved the Voucher Report for April 1, 2026 to May 31, 2026.

VI. Reports

A. Housing Management Report for April 2026/May 2026

Michelle Davis, Senior Property Manager, gave details of the report.

B. Financial Report for April 2026

Sean Lay, Financial Reporting Manager, gave a detailed summary of the report.

Wendy Teh, Executive VP of Administration also spoke about the shortfall funding. Sedro-Wooley was able to get funding, however, it's divided into two tiers. Tier 1 funds were awarded ½ the funding in May. The other ½ of the funding will be available once Sedro-Woolley achieves a 1.5 months of operating reserve.

C. Federal Update

Robin Walls, President/CEO gave the update.

The House of Representatives have passed the fiscal year 2027 budget, however, the Senate is still in appropriations, which will most likely be the budget. There are some changes in how federal grants could be awarded funding that is being proposed. OMB change would allow political appointees to approve all federal grants, awards, etc. We are monitoring where this rule will be and if it's enacted. It's still in the public comment period. This would be substantial and would impact all federal agencies.

VII. EXECUTIVE SESSION

A. To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency (RCW 42.30.110 (1) (i)).)

Chair Lancaster announced that the Board of Commissioners will go into Executive Session to review the performance of a public employee and will reconvene the meeting at 12:30pm.

11:25am – Board meeting was suspended.

12:20pm – Board meeting was re-convened.

VIII. New Business

IX. Adjournment

There being no further business before the Board of Commissioners, the meeting was adjourned at 12:21 p.m.

THE HOUSING AUTHORITY OF THE
CITY OF SEDRO-WOOLLEY, WASHINGTON



DEBRA LANCASTER, Chair
Board of Commissioners


ROBIN WALLS
President/CEO