



330 Pacific Place
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MINUTES OF THE BOARD OF DIRECTORS' MEETING

September 25 2025, 5:00pm

In attendance:

Members of the Board:

Public Sector:

Melissa Beaton – present

Ron Wesen – present

Danny Hagen – present

Ash Gregorius – present (appointed 9/25)

Private Sector:

Kate Bennett – present

Silvia Reed – present

Gregg Davidson – present

Morgan Curry – present (appointed 9/25)

Carl Young – present (appointed 9/25)

Tina Tate – not present (nomination in process for client sector)

Client Sector:

Jamie Thornberry – not present

Kati Ortiz – present

Heather Wallace – not present

Christina Soltero – not present

Loly Gomez – present (seated 9/25)

Staff: Bill Henkel, Sandi Phinney, Ayumi Orthmeyer, Melissa Self, Robert Queisser

I. CALL TO ORDER

President Gregg Davidson called the meeting to order at 5:02 pm.

QUORUM PRESENT

II. CONSENT AGENDA

Minutes from the May 22 and June 24, 2025 Board of Directors Meetings

Correspondence:

Email: Department of Health & Human Services Notice to Non-Discretionary Award Recipients on Secretarial Directive on DEI-Related Funding

Letter- Notice of Termination- Property Management Agreement for Cascade Landing

Letter- Department of Commerce- Kulshan View 2025-27 Capital Budget Appropriation

Attachment to the Direct Appropriation Letter: 2025 Housing Trust Fund (HTF) Award

Conditions

Letter to the Editor- Ray Horak- Doing the Right Thing

Email: David Bradley- CAPBrief: Preparing for a September Showdown
Skagit Valley Herald: State bracing for impact of One Big Beautiful Bill Act on SNAP benefits
Skagit Valley Herald: Skagit Gleaners hosts regional gleaning event
2025 Community Needs Assessment Feature in Peace Health United General Medical Center
Skagit Valley Herald: Samish Island community garden supplies local food banks
Email: WA211 Announces Selection of Statewide Call Center
Email: North Sound 211 Transition to VOA Connect
Skagit Valley Herald: Community Action of Skagit County makes monthly visit to Marblemount
Press Release: Skagit County Commissioners Remain Committed to Senior Services
Draft Letter: Agency application for federal LIHEAP (Energy Assistance)
Board Application: Morgan Curry
Board Application: Carl Young
Board Application: Loly Gomez
Board Application: Ashley Gregorius

Division Reports: Melissa Self, Jazmin Flores and Sandi Phinney, Elizabeth Jennings, Taylor Babcock, and Michele Metcalf

Motion to approve the minutes from May and June, the correspondence, the division reports, and the application for continued LIHEAP made by Kate, seconded by Danny. Passed unanimously.

Following our strategic priority of expanding our Board from 12 to 15 members, we are welcoming a number of new Board members joining us today. Kate asked new members to introduce themselves. This included Morgan Curry (private sector), Executive Director of Skagit Gleaners, and also serves on the Board for Skagit YMCA and is appointed to the Mount Vernon Planning Commission; Loly Gomez (client sector), who works for the Upper Skagit Library, is a recent Leadership Skagit graduate, and has a long relationship with Community Action, especially in Concrete; Ash Gregorius (public sector), Hospital Commissioner for United General #304, and co-owner with her wife of an Optometry business, and has worked locally, regionally and statewide on health care policy and advocacy with a lot of large orgs in healthcare; and Carl Young (private sector), retired SVC Foundation Director, whose professional career and community involvement has focused on nonprofit work.

Motion to appoint to our Board Morgan Curry (private sector), Carl Young (private sector), and Ash Gregorius (public sector), and to seat Loly Gomez (client sector), made by Silvia, seconded by Kate. Passed unanimously.

III. DISCUSSION AGENDA

6. Board Exec; Davidson, Bennett, Henkel

The Board Executive Committee and Board Planning & Engagement have been working on 2026 officers and are narrowing in on a list of final candidates. We also are finishing out the last touches on our Board membership, in moving from 12 to 15 members, and balancing across our three Board sectors. We expect one more application from someone who could be considered for our Public Sector.

Gregg also said that we are starting the process for Bill's annual review, which leads into contract renewal and compensation for 2026. All members of the Board will participate. Silvia has kindly agreed to lead that effort this year.

[from here]

7. Finance; Hagen, Orthmeyer

Ayumi presented the September finance report (through the month of July, with a YTD net income is \$271,248 before depreciation and unrealized gains (\$252,575 after), including a positive revenue for July of \$17,769. (Foundational Community Supports revenue is included this month, and Kulshan View is not included, as in past months, as it's a separate capital budget). Several grants started in Jul, at the start of the state fiscal year, though

we have not yet received contracts for two of them. There are a few places where there are expenses but no income. Cash on hand may look a little low this month due to reconciliation, but our accounting manager has now caught up on billing, so it will be corrected in future reports.

Danny followed up to highlight how much we gained in cash since last year's major financial course correction, about a \$500k gain. We're in a position to pay back what was taken out of investments last year (\$300k), though the recommendation is to wait until after the anticipated federal government shut down (which would start October 1), as the period of pause for the shut down, and its aftermath, could put strains on cash flow. Thankfully, despite this very real challenges, we're in a completely different place than this time last year.

Ron asked how long it will be until we see a change in revenue with Cascade Landing now that we have taken management internally. Bill said it will take some time for staff to analyze all real costs (that info was difficult to get clearly with a separate management company), but we're very optimistic, as we will not have to pay the 7% to a management company, we shrunk our onsite FTE from 1.5 to 1.0, and we are optimistic that a number of costs (such as legal and certain maintenance costs) can be lessened through this transition. It may take some time for all of this to appear, but we're both optimistic, and grateful for the ever increasing clarity for managing those units. If we're ever able to buy that facility, it would be a benefit, because the monthly master lease cost (to the current owner) is very expensive.

Bill also gave an overview of Cascade Landing for new board members, which converted under-utilized office space to 34 mostly small studio, apartment units. Unlike most affordable housing projects, this was a partnership with a private developer and investor, coupled with community generosity. With Skagit Vets Connect on the first floor, and through the support of Robert and Becky Gates and Mike and Lisa Janicki, we've prioritized at least 10 of the units for Veteran households. Our next housing development, Kulshan View, is a partnership with the Mount Vernon School District to house students and their families facing homelessness. That project will create 48 apartment units over two phases (24 units per phase), and if we are successful in finishing the last of the capital fundraising for phase one, we will break ground next spring. Part of the good news to share today is the MV City Council just approved \$474,000 from their "1590 funds" for the Kulshan view project.

Motion to approve the September Finance Report (thru July) made by Melissa, seconded by Kati. Passed unanimously.

8. State of the Agency; Henkel

Bill welcomed new Board members! He also apologized that the Board packet is unusually long this month. Bill spoke about the tours through the summer and early fall of all of our Resource Centers and the Food Distribution Center. There are so many positive outcomes from these tours. The hot topic, of course, on our Board Dashboard is the looming federal government shutdown that is likely to start on October 1. Though there are several unknowns, such as whether state agencies will have a cushion for federal contracts as they have in the past, and the length of the shutdown. The longest shut down in history was 35 days (which would go into early November), though our state association folks are recommending having a contingency through the remainder of the year. Ironically, the initial markups in both the House and Senate budget committees were at same levels as current, and in some cases even exceeded those levels, for federal funding that flows through the organization. The bad news of course is the shutdown, and what that might entail during the shutdown, and even after, with potential delays in reimbursements, etc. Of course, we're grateful that we're starting in a much stronger financial position than in the past. Also, in October, we'll be billing for September, which gives us some breathing space. Starting Oct. 1, whatever activities is federally related is at risk, because there is the risk we wouldn't be reimbursed for it later if it's not included in the budget, when it is passed. For most of our programs, we do have state or other sources that can back the expenses in case we can't pull down federal funds. It's services that are only federally funded (such as WIC) that are more problematic. Discussion ensued around the burn rate and worst case scenario. Right now staff estimates that about \$57k-\$70k/month may be at risk, if the state doesn't have a cushion for certain programs, and if we don't pause on those services. It will be discussed at Exec on the 8th and on Finance on the 15th. If we need to have an emergency finance committee meeting, it likely wouldn't need to be until the end of October or

beginning of November, but we will do our best to keep the Board posted as we receive further information from our state and federal partners.

In better news, both the overall agency finances and donor development are doing well and in a strong position. Donor revenue is already at 89% of our unrestricted funding goals, and have several new promising partnerships in process. For instance, one of the groups that participated in the Food Distribution Center tour was the Skagit Food Coop. They've raised about \$9,000 dedicated to the Food Distribution Center in "round ups" since the start of accepting donations at their register a few weeks ago. At the Food Co-op's October Board retreat, their board will vote on the ongoing recipient, and it would be wonderful and welcome news if it was still the food distribution center. Board members, elected officials, candidates have been showing up to our events and tours as well. The tours have been great for relationship building.

8. Board Planning and Engagement; Bennett, Phinney

Kate drew attention to our equity informed decision making questions for new Board members. It's important to review these questions as we're making decisions, and they provide good framing for committees to discuss as well. Kate reminded the group of our Board Retreat on October 23, 1:30 to 5 at the Anacortes Yacht Club, directly followed by a shorter Board meeting from 5-6 pm, then snacks and wine/beer to linger over after.

Sandi gave an overview of planning schedule for the fall and what to expect in the survey and pre-work.

Kate invited new board members to attend Board planning and engagement. She urged new board members to let us know if they have any questions or concerns. Joining this Board may feel like drinking out of a firehouse at first, but we want to soften the blow. Kate also responded to Morgan's question, that it's appropriate to ask questions or to pull something out of the consent agenda. Everyone also has a full welcome to any committee, whether or not you're a member of that committee. You can attend occasionally or full time on committees, including Exec. We hope you'll find this to be a great collaboration team to work with.

The meeting ended with new board members sharing a few words of reflection on the meeting.

IV. ADJOURN: Meeting adjourned at 6:35pm.

BOARD REVIEW & APPROVAL:

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Approved as submitted

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Approved with changes noted
below

x _____

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Board Secretary

☐

Acting Board Secretary

Date Signed