

## MINUTES

**Regular Board Meeting of the  
Board of Commissioners of the Housing Authority of the City of Lakeland  
Monday, February 24, 2025  
430 Hartsell Avenue, Lakeland, Florida.**

**LHA Board Members Present:** Shelly Asbury, Chairman  
David Samples, Commissioner  
Annie Gibson, Commissioner  
Dewey Chancey, Commissioner  
Charles Welch, Commissioner  
Michael Konen, Commissioner

**Secretary:** Benjamin Stevenson  
**Legal Counsel:** Ricardo Gilmore

The meeting was called to order at 6:00 p.m. by Chairman Asbury.  
The Pledge of Allegiance and a Moment of Silence were observed.  
A quorum was established.

### **APPROVAL OF THE AGENDA**

- Motion to approve the agenda.

Motion by Commissioner Gibson, seconded by Commissioner Chancey

Vote:

Shelly Asbury – Aye	Annie Gibson – Aye	Michael Konen – Aye
David Samples – Aye	Dewey Chancey – Aye	Charles Welch – Aye

### **APPROVAL OF THE MINUTES**

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on January 27, 2025.

Motion by Commissioner Samples, seconded by Commissioner Chancey.

Vote:

Shelly Asbury – Aye	Annie Gibson – Aye	Michael Konen – Aye
David Samples – Aye	Dewey Chancey – Present	Charles Welch – Aye

## **PUBLIC FORUM**

None.

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

### **Employee of The Month**

Mr. Stevenson presented the Employee of the Month for January 2025, Raymond Perez. He works at the Willie Downs Apartments property in Sebring and was unable to attend the meeting. Mr. Perez is a maintenance tech and a very valued worker who is doing an excellent job with the property.

## **COMMITTEE REPORTS**

Commissioner Samples reported that the Finance Committee met on Thursday, February 20, 2025. The meeting was very informative. A thorough overview was given of the financial report along with updates on the various properties. The staff will give more details during their report.

## **SECRETARY**

Mr. Stevenson gave updates on the West Bartow Property. At last month's meeting, staff were authorized by the Board to seek funding to purchase the property from the Limited Partner. Permission was also granted by the General Partner, LPHC, to pursue this option. A meeting was also held with the Limited Partner after sharing the first appraisal. The Limited Partner advised they want to have another appraisal done at their expense. They are concerned that the value of the property may be undervalued.

The Highlands County Board of Commissioners decided that they would no longer pursue affordable housing efforts. So, they withdrew the offer of free land to use as the project site for the Section 202 grant application. If the application is successful, LHA will identify another development site outside of Highlands County.

## **HOUSING AND OPERATION**

Carlos Pizarro gave updates on the properties. He stated all of the properties are doing great. They are currently over 95% occupied.

Mr. Pizarro stated he will be presenting Resolution No. 25-1556 which is asking the Board of Commissioners to authorize the Executive Director to submit the 2024 SEMAP report to HUD.

## **FINANCE AND ADMINISTRATION**

Mr. Pizarro gave an overview of the Financial Report and grants updates.

## **LEGAL REPORT**

Mr. Gilmore thanked the Commissioners for submitting their Executive Director evaluation forms. He encouraged the Board regarding the atmosphere in which the world is experiencing. There are three (3) words which the Board to embrace and remember: “1) Change – Change will always occur, and we should learn how to adapt to change. 2). Pivot – when change occurs, we pivot making sure we continue to do what we are supposed to do. 3). Continue – no matter what happens we are to continue to serve the people we are here to serve. “

## **RESOLUTION**

Resolution No. 25-1556 - The Board of Commissioners is requested to authorize the Executive Director to submit the Fiscal Year 2024 Section 8 Management Assessment Program (SEMAP) report and certification to the U.S. Department of Housing and Urban Development.

- Motion to approve Resolution No. 25-1556.

Motion by Commissioner Chancey, seconded by Commissioner Gibson.

Vote:

Shelly Asbury – Aye  
David Samples – Aye

Annie Gibson – Aye  
Dewey Chancey – Present

Michael Konen – Aye  
Charles Welch – Aye

## **OTHER BUSINESS**

Chairman Asbury stated she has served on the Board for the last eight (8) years and her terms have come to an end. Her replacement’s term will begin in the middle of March 2025. She said it has been a pleasure to serve on the LHA Board of Commissioners. Nominees for chairman will be considered at the next Board meeting.

Mr. Stevenson stated Chairman Asbury has been a model commissioner and great chairman. She has been very supportive of staff and the goals of the agency. She always put the residents and community first. He is appreciative and grateful for her service to the Board and the LHA community.

The meeting adjourned at 6:26 p.m.

Benjamin Stevenson, Secretary