

MINUTES

**Regular Board Meeting of the
Board of Commissioners of the Housing Authority of the City of Lakeland
Monday, May 19, 2025
430 Hartsell Avenue, Lakeland, Florida.**

LHA Board Members Present: David Samples, Chairman
Annie Gibson, Commissioner
Dewey Chancey, Commissioner
Charles Welch, Commissioner
Michael Konen, Commissioner
Stacy Campbell-Domineck, Commissioner
Curtisha James, Commissioner

Secretary: Benjamin Stevenson
Legal Counsel: Ricardo Gilmore

The meeting was called to order at 6:00 p.m. by Chairman Samples.
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 Chancey, seconded by Commissioner Konen

Vote:

David Samples – Aye	Annie Gibson – Aye	Michael Konen – Aye
Dewey Chancey – Aye	Charles Welch – Aye	Curtisha James – Aye

APPROVAL OF THE MINUTES

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on April 15, 2025.

Motion by Commissioner Gibson, seconded by Commissioner James.

Vote:

David Samples – Aye
Dewey Chancey – Aye

Annie Gibson – Aye
Charles Welch – Aye

Michael Konen – Aye
Curtisha James – Aye

PUBLIC FORUM

None.

OLD BUSINESS

None.

Stacy Campbell-Domineck joined the meeting.

NEW BUSINESS

Employee of The Month

Jaime Velazquez is the April 2025 Employee of the Month. He works with the landscaping crew and was presented by Carlos Pizarro, VP of Housing. Mr. Velazquez has been employed by LHA for five (5) years and has never missed a day of work. He is a valued and dependable employee and has a great relationship and communication with the property managers.

Mr. Velazquez said he is grateful for the opportunity to work with the lawn crew. Mr. Stevenson also expressed his appreciation for his valued and skilled work.

COMMITTEE REPORTS

Commissioner Gibson gave updates from the Sustainability Plan Review Committee meeting. She mentioned that this was the first meeting of the committee since it was reestablished. She said Mr. Stevenson gave thorough updates on LHA activities and Mr. Pizarro gave updates on the properties. All the properties are continuing to do well. A thorough finance report update was also given by Samantha Ortiz, Director of Finance.

SECRETARY REPORT

Mr. Stevenson gave an update on the Colton Meadows property. Staff are still working with an engineer on finding the best solution to fix the matter. Once the original drawings are retrieved then the drainage can be rebuilt the same way it was originally designed.

Mr. Stevenson also gave updates regarding The Manor at West Bartow. The discussions with the Limited Partners continue to go well. They have started the loan approval process with TD Bank. The bank is aware that the loan approval must be done by July 1, 2025.

The investors have been notified regarding the tax credits expiring by the end of the year at the Colton Meadow and Villas of Bonnet properties. Staff will seek to buy out the Limited Partners at both of those properties.

HOUSING AND OPERA TION

Mr. Pizarro gave updates on the various housing programs and HUD reports. He stated staff continues to work with the fifty (50) families in the Move to Work Program. Information on twenty-five (25) families is being reported to a credit system for their on-time rent payments. The other twenty-five families are not being reported. At the end of the study, both groups' credits status will be assessed.

Staff are still working on the RAD process in hopes of converting the Twin Lakes I, Twin Lakes II, and Williamstown properties from public housing to Project-Based Section 8. The tenants will not see an increase in their rent under this program.

FINANCE AND ADMINISTRATION

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

LEGAL REPORT

Mr. Gilmore gave updates on the Housing Development Law Institute (HDLI) conference. HDLI is a professional organization for lawyers that represent housing authorities. He gave various updates that were discussed at the conference pertaining to housing authorities.

OTHER BUSINESS

Mr. Stevenson informed the commissioners that the FAHRO Conference is coming up in July in Orlando. Commissioners that are interested in attending need to contact Marcia Stanley.

Commissioner Stacy Campbell-Domineck shared some good information regarding YouthBuild. One of the graduates of the last YouthBuild cycle informed her that he needed a

job immediately. She made a call to one of her contacts and the student secured a job interview that same day. He is now working full-time.

Mr. Stevenson expressed appreciation for the valued partnership of Career Source Polk with the YouthBuild Program. The students are really benefiting from the many resources offered through the CSP programs.

ADJOURNMENT

The meeting adjourned at 6:41 p.m.

Benjamin Stevenson, Secretary