

## **MINUTES**

**Regular Board Meeting of the  
Board of Commissioners of the Housing Authority of the City of Lakeland  
Monday, July 21, 2025  
430 Hartsell Avenue, Lakeland, Florida.**

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

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

The meeting was called to order at 6:01 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 Domineck, seconded by Commissioner Chancey

Vote:

David Samples – Aye	Michael Konen – Aye	Dewey Chancey – Aye
Stacy Campbell-Domineck – 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 June 16, 2025.

Motion by Commissioner Campbell-Domineck, seconded by Commissioner Konen.

Vote:

David Samples – Aye

Michael Konen – Aye

Dewey Chancey – Present

Stacy Campbell-Domineck – Aye

Charles Welch – Aye

Curtisha James – Aye

## **PUBLIC FORUM**

Michael Joseph stated he has concerns about the Section 8 program. He stated he came into the office four years ago to inquire if the Section 8 waitlist was open or closed. The list was closed during that time. He alleges the properties are being filled with Hispanics. Mr. Joseph was informed that his statement will be reviewed by staff, and he will receive a written response.

Michael Pimentel, former chairman of the LHA Board of Commissioners, introduced himself to the new members of the LHA Board. He stated that during his tenure of serving on the Board he was available to LHA staff, the residents of LHA properties and to assist with whatever whenever he could. He wants both the staff and residents to know that he is now more available to assist in any manner that is needed.

Harlem Turner stated he received a letter of response from Mr. Stevenson regarding his comments in the last meeting during the Public Forum. He indicated that he would continue to attend the meetings until the concerns are properly handled.

Lashandra Elliott alleges after her termination she was made aware of a false comment made regarding the \$150 commission check received that she feels she earned. She alleges that statements regarding the \$150 were misrepresented by LHA staff. She alleges that the nature of the commission has been misrepresented, and the second payment of the commission has been withheld. Ms. Elliott acknowledges that she has filed various grievous and ethical complaints to clear her name. Chairman Samples informed Ms. Elliot she will receive a written response to her comments.

Naquaisha Coward made a statement paraphrasing the laws regarding nepotism and made statements alleging that staff working in the agency are relatives of executive staff. She alleges Mr. Glover and Mr. Roberts have been given multiple hats with the agency that have resulted in ethical breaches. She also alleges property managers are allowing residents to live free on the property and allowing tenants to sub-lease apartments. She also alleges that staff display insubordinate actions toward supervisors, and they are allowed to continue to work doing the alleged infractions. Commissioner Samples advised Ms. Coward that she would receive a written response regarding her concerns.

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

### **Employee of The Month**

Lissett Cancel, Leasing Agent at Twin Lakes Estates Phase I, a senior property, is the June 2025 Employee of the Month. She was presented by her supervisor, Angela Johnson, Property Manager. Ms. Cancel is a very dedicated and valued team worker that performs daily activities with the residents going above and beyond her duties.

## **COMMITTEE REPORTS**

Commissioner Konen gave updates on the Sustainability Plan Review Committee meeting held on July 17, 2025. The meeting agenda addressed program and property updates. An overview of the resolutions that will be presented in tonight's meeting was discussed. Carlos Pizarro also gave updates regarding the properties. All the properties are continuing to do well. A thorough Finance Report was also given by Samantha Ortiz and Mr. Pizarro.

## **SECRETARY REPORT**

Mr. Stevenson gave updates on the 10th Street development project. The Master Developer Agreement has been drafted and given to the Development Partner for review. Once the agreement is finalized, Mr. Stevenson will submit it to the LHA Board for approval. The property has been annexed by the City of Lakeland; so, the project is eligible to apply for the Local Government Contribution when it becomes available.

The Manor at West Bartow property continues to have good conversations with Regions Bank. Regions has requested an extension until September 15, 2025, to complete all the paperwork for the closing. The Limited Partner has agreed to the extension. The extension must be completed by September 30, 2025, because that date marks the end of the quarter.

Staff have received the design drawings from the engineer for the drainage issue at Colton Meadow. Staff have reached out to the contractor and are now awaiting the return of the signed contract so that the work may begin. The contractor has also reached out to the family to get permission to access their land to make the necessary repairs and provide a warranty for the work.

Mr. Stevenson gave updates on Twin Lakes Estates Phase III. Staff and the Developer Partner have applied for a predevelopment loan. Resolution No. 25-1559, which is being presented in tonight's meeting, is for this project. Staff are requesting the Board authorize the Executive Director to submit an application to Florida Housing Finance Corporation for the

Predevelopment Loan Program (PLP). The funds will be used for appropriate predevelopment activities at the site.

Things are moving slowly but surely at Carrington Place aka as Dakota Park Apartments. Tonight's Resolution No. 25-1560 is requesting permission to authorize the Executive Director to submit an application for Section 18 Demolition and Disposition of the Dakota Park Apartments to the U.S. Department of Housing and Urban Development for review and approval. The approval process is expected to take about six months to a year.

## **HOUSING AND OPERATION**

Carlos Pizarro gave updates on the properties. The last rounds of state inspections and audits on the tax credit properties have been completed. All five properties passed the inspections. Based on a meeting attended with HUD, Mr. Pizzaro is expecting funding reductions for the Section 8 program. Funding for the Emergency Housing Voucher program is ending. LHA has seventy-five families that are currently receiving services under this program. The program is expected to be cut in October 2025.

## **FINANCE AND ADMINISTRATION**

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

## **LEGAL REPORT**

Mr. Gilmore indicated that he gave his updates earlier in the meeting. He encouraged the commissioners to attend the FAHRO Conference in Orlando. He will be giving a presentation on PHA legal matters.

## **RESOLUTIONS**

Resolution No #25-1559- The Board of Commissioners is asked to authorize the Executive Director to submit an application to Florida Housing Finance Corporation for the Predevelopment Loan Program (PLP) for appropriate predevelopment financing for the development of Phase III of the Twin Lakes Estates community and to take all actions necessary to carry out the intent of this Resolution.

- Motion to authorize and approve Resolution No # 25-1559.

Motioned by Commissioner Domineck and seconded by Commissioner James.

Vote:

David Samples – Aye

Michael Konen – Aye

Dewey Chancey – Present

Stacy Campbell-Domineck – Aye

Charles Welch – Aye

Curtisha James – Aye

Resolution No. 25-1560 – The Board of Commissioners is asked to authorize the Executive Director to submit an application for Section 18 Demolition and Disposition of the Dakota Park Apartments housing community to the U.S. Department of Housing and Urban Development for review and approval.

- Motion to authorize and approve Resolution No # 25-1560.

Motioned by Commissioner Chancey seconded by Commissioner Domineck.

Vote:

David Samples – Aye

Annie Gibson – Aye

Michael Konen – Aye

Charles Welch – Aye

Stacy Campbell-Domineck – Aye

Curtisha James – Aye

## **OTHER BUSINESS**

Commissioners that confirmed their attendance at the FAHRO Statewide Conference in Orlando have been registered.

The meeting adjourned at 6:57p.m.

Benjamin Stevenson, Secretary