

## MINUTES

**Regular Board Meeting of the  
Board of Commissioners of the Housing Authority of the City of Lakeland  
Monday, August 18, 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 6:00 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 Campbell-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 July 21, 2025

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

Vote:

David Samples – Aye

Stacy Campbell-Domineck – Aye

Michael Konen – Aye

Charles Welch – Aye

Dewey Chancey – Aye

Curtisha James – Aye

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

### **Employee of the Month**

Gina Gary is the July 2024 Employee of the Month. She was presented by her supervisor, Marcia Stanley. Ms. Gary is the Front Desk Receptionist and handles the tenants, guests and potential tenants that come into the central office seeking assistance on a daily basis.

Mr. Stevenson expressed appreciation for Ms. Gary's work ethics. She is valued worker that understands her job requires her to be on the frontline daily handling many different personalities and issues.

## **FSS GRADUATE**

Ty Parker, FSS Coordinator, presented Milicent Whitehead, the most recent FSS graduate. She gave a summary of her achievements in the program over the past two years. Ms. Whitehead started her journey as a custodian for the Polk County School Board and worked diligently while earning her Associate of Arts and Bachelor of Education from Polk State College. She walked across the stage with her daughter who also earned her bachelor's degree, which was a very inspiring moment. Ms. Whitehead also was able to benefit from the Career Source Polk work incentive program that provided essentials for her education. She also attended tonight's meeting after a long day at work and financial budgeting classes held at LHA. She also has achieved a First Time Homebuyers' certificate through one of LHA's community partners. Ms. Whitehead is now pursuing a master's degree in social work.

Ms. Parker gave thanks and expressed congratulatory appreciation for Ms. Whitehead's accomplishments and spoke how they are a testament to other program participants and that her story will be an encouragement to lots of people.

Mr. Stevenson stated he would like to acknowledge the significant job that Carlos Pizarro and the Section-8 staff have done. They recently achieved a 100% score from HUD for their

operation of the Section 8 program. Commissioner Samples also gave accolades to the staff for the outstanding work that they are doing.

## **PUBLIC FORUM**

Don Brown stated he is at the meeting to address some of the comments he has been receiving about the Housing Authority. He said previously he served as Chairman of the LHA Board of Commissioners and that he is speaking on integrity. He was concerned about the amount of security present at the meeting. He hopes that this process will never be used again. It has been alleged that people do not follow the procedures. Mr. Brown acknowledged LHA has made significant achievements, but he feels that we can do better.

Tareva Thomas, a former tenant of the Villas of Bonnet Apartments, voiced concerns about her lease not being renewed. Ms. Thomas indicated that a notice on her door that her lease would be terminated. She indicated that Housing Authority assisted her in attaining another dwelling place for her and her three children. Ms. Thomas alleges her having to move has caused her hardship because she cannot afford to pay the expenses where she now lives.

Janet Lockett claimed she is a former employee that worked for LHA from 2002 -2004. She alleged she experienced an accident while living in housing under the administration before Mr. Stevenson becoming the executive director. Ms. Lockett was not clear about her comments and concerns regarding the connection with the past accident.

Naquisha Coward indicated that she is taking a different approach with the hope that her voice will be heard. She stated that the community had standards and the standards meant something to those living in the community. She indicated that there were monthly resident meetings for residents to voice their concerns, and staff were concerned about the needs of the tenants.

Kim Pottinger is a member of Church for The One. She stated her concern in attending tonight's meeting stemmed from assisting a parishioner at her church. This parishioner was experiencing brokenness, and she was privileged to minister to her need in prayer. Ms. Pottinger indicated she came to the meeting tonight to see how she can assist with meeting the needs of the people that are being challenged with their housing needs.

Lashandra Elliott stated her name does not matter; her concern is the people. She indicated tonight she speaks on behalf of the displaced and overlooked individuals. Those whose name was skipped, overlooked and silence while others jumped the lines through favoritism and unfairness. Ms. Elliott expressed they are requesting documentation and not excuses on behalf of the people.

Harlem Turner stated they have been coming to the meeting he has requested specific things and have not received them. He stated that he received a letter from Mr. Stevenson stating his organization has been banned from doing any activities on the housing authority's property. He was informed that if he was found on the property staff had been instructed to call the

police. Mr. Turner also alleges that Mr. Stevenson worked for about one year without contract. He ended by saying he will not stop coming to the meetings.

Commissioner Samples reiterated Mr. Turner and everyone that spoke on the public forum will receive a written response addressing their concerns from the staff, where appropriate.

## **COMMITTEE REPORTS**

Commissioner Domineck gave updates on the Sustainability Review Committee meeting held on August 14, 2025. They discussed programs and property updates. Commissioner Domineck stated the Mr. Stevenson gave updates on housing developments. Mr. Pizarro also gave updates regarding the properties. All the properties are continuing to do well. She stated a thorough Finance Report was also given by Samantha Ortiz and Mr. Pizarro.

## **SECRETARY REPORT**

Staff continue to have good conversations with Region Bank about providing financing for the purchase of the Manor at West Bartow property. The lender has been informed of the deadline to close the loan at the end of the quarter. They are diligently working toward those stipulations. Mr. Stevenson mentioned he also met with TD Bank and is now waiting to hear the results of that meeting.

Mr. Stevenson indicated they are still waiting for the comments on the MDA with the Developer Partner for the 10<sup>th</sup> Street project. They hope to have a final document soon.

The contractor for the Colton Meadow project has been given the Notice to Proceed. The contractor is waiting for the family to sign the 15-year warranty agreement. The work will start on the LHA property first. The contractor has to get an agreement from the DiCesare family to get permission to start the work on their land.

Mr. Stevenson also had a good conversation with Florida Housing Finance Corporation regarding the pre-development loan for Twin Lakes III. The loan has received preliminary approval.

Carrington Place is going well. Mr. Stevenson attended a meeting at City Council this morning about the project. They approved the PUD. LHA is meeting monthly with the tenants to keep them informed about the property and relocation plans.

## **HOUSING AND OPERATIONS**

Carlos Pizarro stated the Agency Plan is being mailed to each commissioner individually. All changes will be shown in the document in red font. The homeless grant program is being

terminated by the federal government. There are about 70 Section-8 vouchers that are currently in use for the homeless program.

Mr. Pizarro stated LHA continues to move forward for the public housing units at Twin Lakes Phases I and II, and Williamstown Cottages to be converted to RAD. The closing date for each property is tentatively scheduled for January or February 2026. There are approximately 200 families in the FSS Program for Public Housing and Section-8.

The YouthBuild program is going well. There are currently 30 participants enrolled in this class cycle. The program is very appreciative of Career Source Polk as a partner assisting the students. The students receive a stipend for program participation on a monthly basis. Mr. Pizarro stated staff meet weekly with DOL to discuss the program. Mr. Stevenson also expressed his gratitude to Career Source Polk for their partnership and incentives given to the students. Their support gift of over \$300,000 will allow LHA to purchase a new vehicle and computers to better serve the students.

The request to purchase the Colton Meadows and Villas of Lake Bonnet properties has been sent to the Owners and Limited Partners. The agency plans to purchase the properties by the end of the year or the first quarter of next year.

## **FINANCE AND ADMINISTRATION**

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

## **LEGAL REPORT**

Mr. Gilmore stated he has no legal updates. He acknowledged Commissioners Campbell-Domineck and Welch for attending the FAHRO conference in Orlando. They also attended his class.

## **OTHER BUSINESS**

Mr. Stevenson reminded the Commissioners of the Career Source Polk annual breakfast meeting this coming Thursday at the RP Funding Center. The attire is all black business casual. The event starts at 8 a.m.

The meeting adjourned at 7:53 p.m.

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Benjamin Stevenson, Secretary