

## MINUTES

**Regular Board Meeting of the  
Board of Commissioners of the Housing Authority of the City of Lakeland  
Monday, June 16, 2025  
430 Hartsell Avenue, Lakeland, Florida.**

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

**Secretary:** Benjamin Stevenson  
**Legal Counsel:** Rhonda Stringer via Zoom

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 Gibson, seconded by Commissioner Domineck.

Vote:

David Samples – Aye	Annie Gibson – Aye	Michael Konen – Aye
Charles Welch – Aye	Stacy Campbell-Domineck – Aye	Curtisha James – Aye

### **APPROVAL OF THE MINUTES**

- Motion to approve and accept the minutes of the meeting of Board of Commissioners held on May 19, 2025.

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

Vote:

David Samples – Aye

Annie Gibson – Aye

Michael Konen – Aye

Charles Welch – Aye

Stacy Campbell-Domineck - Aye

Curtisha James – Aye

## **PUBLIC FORUM**

Harlem Turner requested permission to present his concerns following LaShondra Elloitt. The request was granted.

Ms. Elloitt is a former LHA employee who worked as a Family Self Sufficiency (FSS) Coordinator. She stated she was appearing before the board with a plea for truth. She alleges that during staff training she asked a question, not to challenge authority, but to better understand what was being said and how it lined up with the standard she was to uphold. Ms. Elloitt alleges that the one question changed her entire status with agency. She stated that she received no disciplinary action, no warning or opportunity for dialogue before she was dismissed from her job. Ms. Elloitt requested an investigation into her termination.

Commissioner Sample informed Ms. Elloitt that her concerns will be investigated and she will receive a written response.

Mr. Turner stated he was disappointed because of the actions of LHA staff. He said Mr. Stevenson is aware of some of his concerns. Mr. Turner stated he was mainly speaking in support of Ms. Elloitt. He informed the board that he went to the City of Lakeland Mayor's Office to discuss this matter, and he has also contacted other government agencies in Florida and Washington, D.C. Commissioner Samples informed Mr. Turner that his concerns will be reviewed, and he will receive a written response regarding the findings.

Naquaisha Coward stated she is a resident of the city of Lakeland and a Section-8 participant. She alleges that she received a letter informing her of a 90-day lease termination. Ms. Coward alleges she was informed that she was not allowed to file an appeal. She stated she contacted HUD for advice and was informed they could not assist her in this matter because the properties under Section-8 are private properties. Ms. Coward alleges that there are a few other African American tenants that have been wrongfully terminated. Commissioner Sample informed Ms. Coward that her concerns will be reviewed, and she would receive a written response.

John Ruffin, President of Concerned Citizens of Polk County and Concerned Citizens of Florida expressed his concerns about how Ms. Elloitt was terminated. He is requesting clarity from LHA regarding the termination. Commissioner Samples informed Mr. Ruffin that his concerns would be reviewed, and he would receive a written response.

Pastor William Boss spoke on behalf of Ms. Elloitt. He requested a positive resolution in terms of Ms. Elloitt's job being restored with a clarified explanation addressing her termination.

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

### **Employee of The Month**

Cynthia Zorn Shaw is the May 2025 Employee of the Month. She was presented by Carlos Pizarro. Ms. Zorn-Shaw has been employed at LHA for more than twenty-five (25) years. She currently works for the YouthBuild Program as the Job Placement Coordinator. Ms. Shaw is a very valuable and resourceful employee.

## **COMMITTEE REPORTS**

Commissioner Gibson gave updates on the Sustainability Review Committee meeting held on June 12, 2025. The meeting agenda addressed program and property updates. An overview of the resolution that will be presented in this meeting was discussed. Mr. 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 Manor at West Bartow property. Staff are continuing to work with the lender and Limited Partner regarding the buyout of the property. The lender is requesting an extension of the July 1, 2025, deadline for the closing. The request has been extended to August 1, 2025, by the Limited Partner. The staff will be meeting with the City of Bartow regarding an extension or removal of the deferred impact fee.

Staff have completed the procurement process to select a contractor to perform the drainage repair work at the Colton Meadow. Mr. Stevenson stated they are waiting on the engineer to complete the design work. The engineer continues to work with the SWFWMD on this issue.

Mr. Stevenson gave an overview of Resolution No. 25-1558. The resolution is regarding the RFP for a new Developer Partner for the 10th Street development project. Staff have completed a public procurement process for the selection.

## **HOUSING AND OPERATION**

Mr. Pizarro gave updates on the RAD conversion. The conversion will be completed on the Williamstown Micro-Cottages, Twin Lake Estates Phases I and II before the year is over. The RAD process is converting all of the public housing properties into Section-8.

## **FINANCE AND ADMINISTRATION**

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

## **LEGAL REPORT**

Ms. Stringer stated there is no legal report.

## **RESOLUTION**

Resolution No. 25-1558 - The Board of Commissioners is requested to authorize the Executive Director to negotiate and execute a Master Development Agreement with the Paces Preservation Partners to become the Developer Partner for the development of the 10th Street affordable housing project.

Motion to approve Resolution No. 25-1558.

Motion to be approved by Commissioner Campbell-Domineck, seconded by Commissioner Gibson.

Vote:

David Samples – Aye

Annie Gibson – Aye

Michael Konen – Aye

Charles Welch – Aye

Stacy Campbell-Domineck – Aye

Curtisha James – Aye

## **OTHER BUSINESS**

Commissioner Campbell-Domineck gave updates regarding some YouthBuild students. Three of the recent graduates are doing well in their new employment positions. They are thriving well in their new careers.

The meeting adjourned at 6:50 p.m.

Benjamin Stevenson, Secretary