

## **MINUTES**

**Regular Board Meeting of the  
Board of Commissioners of the Housing Authority of the City of Lakeland  
Monday, April 21, 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.

### **SWEARING IN OF NEW COMMISSIONER**

Mr. Gilmore swore in the newly appointed Commissioner, Curtisha James. Mr. Stevenson and the other commissioners welcomed her to the Board.

### **APPROVAL OF THE AGENDA**

- Motion to approve the agenda.

Motion by Commissioner Gibson, seconded by Commissioner Chancey

Vote:

David Samples – Aye	Annie Gibson – Aye	Michael Konen – Aye
Stacy Campbell-Domineck – 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 March 17, 2025.

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

Vote:

David Samples – Aye

Annie Gibson – Aye

Michael Konen – Aye

Stacy Campbell-Domineck – Aye

Dewey Chancey – Aye

Charles Welch – Aye

Curtisha James – Present

## **PUBLIC FORUM**

None.

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

### **Employee of The Month**

Robert Dixon is the March 2025 Employee of the Month. He is the Lawn Crew Supervisor and was presented by Carlos Pizarro. Mr. Dixon has been employed by LHA for two years and is a valued and dependable supervisor. He supervises maintaining all the property supplies, machinery equipment and daily upkeep of the property lawns. He has a great relationship and communication with the property managers.

Mr. Dixon said he is grateful for the opportunity to work as the supervisor of the lawn crew. Mr. Stevenson also expressed his appreciation for his valued and skilled work.

## **COMMITTEE REPORTS**

Commissioner Samples gave the updates of the Finance Committee meeting held on April 17, 2025. He stated staff presented updates on the properties. All the properties continue to do well. A thorough finance report was also given by staff.

## **SECRETARY REPORT**

Mr. Stevenson gave updates regarding The Manor at West Bartow property buyout. The negotiations continue to go well. The parties have reached an agreement on the price to purchase the property. The pricing amount was reached based on the second appraisal submitted by the Limited Partner. Staff have started discussions with TD Bank regarding the financing of the loan. LHA Legal Counsel is now reviewing the exit agreement. The same process will be done with Colton Meadows and Villas of Lake Bonnet properties once the property tax credits expire later this year.

Mr. Stevenson announced that the agency received another national award from SERC-NAHRO. The award was received for the homeownership program partnership with the City of Lakeland. The award is named the Collaboration Award.

## **HOUSING AND OPERATION**

Carlos Pizarro gave updates on the various housing programs and HUD reports. He stated there may be some changes in the Emergency Homeless Section-8 Voucher Program. The staff meet monthly with HUD over the past few months regarding the Section-8 voucher programs to assure accuracy in reporting information.

## **FINANCE AND ADMINISTRATION**

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

## **LEGAL REPORT**

Mr. Gilmore gave brief remarks as he continued to inform the new commissioner regarding her role as a commissioner and the regular monthly board meeting process. He gave additional remarks about some possible upcoming changes and cutbacks in HUD programs and funding.

Mr. Gilmore also spoke about Mr. Stevenson evaluation and contract. Mr. Stevenson previously received a positive performance evaluation from the Board. He met recently with the Board Chairman, and they discussed how to reward his performance evaluation. Items discussed included adding his family to the LHA provided health insurance policy and a five percent increase in pay.

- Motion to approve for adding the Executive Director's Family to his LHA Health Insurance Policy and a five percent increase in his annual salary.

Motion by Commissioner Chancey, seconded by Commissioner Campbell-Domineck

Vote:

David Samples – Aye

Annie Gibson – Aye

Michael Konen – Aye

Stacy Campbell-Domineck – Aye

Dewey Chancey – Aye

Charles Welch – Aye

Curtisha James – Aye

## **RESOLUTION**

Resolution No. 25-1557 - The Board of Commissioners is requested to authorize the Executive Director to implement an increase in the employer match contribution and the employee's mandatory contribution to the LHA 401(a) Retirement Plan for employees.

- Motion to approve Resolution No. 25-1557.

Motion by Commissioner Gibson, seconded by Commissioner Campbell-Domineck

Vote:

David Samples – Aye

Annie Gibson – Aye

Michael Konen – Aye

Stacy Campbell-Domineck – Aye

Dewey Chancey – Aye

Charles Welch – Aye

Curtisha James – Aye

## **OTHER BUSINESS**

Chairman Samples stated he met with Mr. Stevenson regarding LHA committees. They discussed dissolving all the existing committees and going back to the Sustainability Plan Review Committee. This process will involve amending the by-laws to reflect only one committee. The Chairman will appoint the members of the committee. The Sustainability Plan Review Committee will review everything regarding the agency. Chairman Samples selected Commissioner Gibson as Chairperson along with Commissioners Campbell-Domineck and Konen to serve as members for the Sustainability Plan Review Committee.

The meeting adjourned at 7:25 p.m.

Benjamin Stevenson, Secretary