

THE MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF LEEDS HOUSING AUTHORITY  
LHA DEVELOPMENT, LLC  
February 12, 2026

<u>COMMISSIONERS:</u>	PRESENT	ABSENT
	Dennis Mitchell	
	Rickey Williams	
	Joe White	
	Lana Cornelius	
	Kathy Dozier	
	Jeff Brumlow, Attorney	

Chairperson Mitchell: Called the meeting to order at 9:15 am and welcomed everyone.

Roll call by Chairperson Mitchell  
Commissioner Rickey Williams – Yes  
Commissioner Joe White - Yes  
Commissioner Lana Cornelius – Yes  
Commissioner Kathy Dozier - Yes

Chairperson Mitchell announced that a quorum was present.

Chairperson Mitchell asked if anyone had any questions regarding the February 12, 2026, Agenda.

Chairperson Mitchell - Yes  
Commissioner Rickey Williams – Yes  
Commissioner Joe White - Yes  
Commissioner Lana Cornelius – 1<sup>st</sup>  
Commissioner Kathy Dozier – 2<sup>nd</sup>

Chairperson Mitchell asked if anyone had any questions or changes regarding the October 14, 2025, minutes. No changes necessary, Chairperson Mitchell asks for a motion for approval.

Chairperson Mitchell - Yes  
Commissioner Rickey Williams – 1<sup>st</sup>  
Commissioner Joe White - Yes  
Commissioner Lana Cornelius – 2<sup>nd</sup>  
Commissioner Kathy Dozier – Yes

Public Comment: No one present.

The Executive Director report was given by Tammy Harvell. Financial reports were given as of December 31, 2025. Commissioner Joe White stated he still has concerns about the pension debt on the financial report. Ms. Harvell said at the next meeting she will have someone from the Retirement System of Alabama and the accountant present. Ms. Harvell told the Board of Commissioners that the LHA Development, LLC waiting list is open for 4-bedroom units only at this time. There is one Intent to Vacate and 3 at the attorneys for Non-Payment of Rent. Still, at this time, no Housing Choice Voucher applications are being accepted, nor are any vouchers being issued. This is per a letter from HUD Washington received in January 2026.

New Business to consider and take appropriate action listed below:

- 1) **Action:** Nominee and Voting on Vice Chairperson for the year 2025 to 2026 – Resolution 02122026-01

Commissioner Rickey Williams nominated Lana Cornelius. Commissioner Joe White agrees.

Chairperson Mitchell - Yes

Commissioner Rickey Williams – 1<sup>st</sup>

Commissioner Joe White - Yes

Commissioner Lana Cornelius – \_\_\_

Commissioner Kathy Dozier – 2<sup>nd</sup>

- 2) **Action:** Discussion and Approval Quarterly Write-Offs for outstanding balances – Resolution 02122026-02

1433 - \$652.90 – Moved Out due to illness

1914 - \$3,206.90 – Eviction Non-Payment of Rent

Chairperson Mitchell – 2<sup>nd</sup>

Commissioner Rickey Williams – Yes

Commissioner Joe White - Yes

Vice Chairperson Lana Cornelius – 1<sup>st</sup>

Commissioner Kathy Dozier – Yes

- 3) **Action:** Discussion and Approval Payment Standards SAFMR Effective 04/01/2026 at 100%. Resolution 02122026-03

Chairperson Mitchell – Yes

Commissioner Rickey Williams – 2<sup>nd</sup>

Commissioner Joe White - Yes

Vice Chairperson Lana Cornelius – 1<sup>st</sup>

Commissioner Kathy Dozier – Yes

4) **Action:** Discussion and Approval Revision of the Succession Plan – Resolution 02122026-04

Chairperson Mitchell – Yes  
Commissioner Rickey Williams – 1<sup>st</sup>  
Commissioner Joe White - Yes  
Vice Chairperson Lana Cornelius – 2<sup>nd</sup>  
Commissioner Kathy Dozier – Yes

5) **Action:** Discussion and Approval of Purchase of a Maintenance Truck – Cost \$62,232.00. Resolution 02122026-5

Commissioner Lana Cornelius motioned to purchase 1 truck to replace the van and add 1 truck to replace the other maintenance truck in FY 2027 budget.

Chairperson Mitchell – Yes  
Commissioner Rickey Williams – Yes  
Commissioner Joe White – 2<sup>nd</sup>  
Vice Chairperson Lana Cornelius – 1<sup>st</sup>  
Commissioner Kathy Dozier – Yes

6) Discussion of Executive Director’s Contract

Commissioner Lana Cornelius motioned to approve a 5-year contract for the Executive Director – Resolution 02122026-6

Chairperson Mitchell – Yes  
Commissioner Rickey Williams – 2<sup>nd</sup>  
Commissioner Joe White – Yes  
Vice Chairperson Lana Cornelius – 1<sup>st</sup>  
Commissioner Kathy Dozier – Yes

Next Regular Quarterly Board Meeting: April 14, at 9:00 am.

Meeting adjournment

Chairperson Mitchell – Yes  
Commissioner Rickey Williams – Yes  
Commissioner Joe White – 1<sup>st</sup>  
Vice Chairperson Lana Cornelius – 2<sup>nd</sup>  
Commissioner Kathy Dozier – Yes

  
Signature of Chairperson

  
Signature of Executive Director, Secretary