

THE MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF LEEDS HOUSING AUTHORITY
LHA DEVELOPMENT, LLC
April 14, 2026

<u>COMMISSIONERS:</u>	PRESENT	ABSENT
	Dennis Mitchell	
	Rickey Williams	
	Joe White	
	Lana Cornelius	
	Kathy Dozier	
	Michael Lloyd, Fee Accountant	

Chairperson Mitchell: Called the meeting to order at 9:00 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 April 14, 2026, Agenda.

Chairperson Mitchell - Yes

Commissioner Rickey Williams – Yes

Commissioner Joe White – 1st

Commissioner Lana Cornelius – Yes

Commissioner Kathy Dozier – 2nd

Chairperson Mitchell asked if anyone had any questions or changes regarding the February 12, 2026, minutes. No changes necessary, Chairperson Mitchell asks for a motion for approval.

Chairperson Mitchell - Yes

Commissioner Rickey Williams – 2nd

Commissioner Joe White – 1st

Commissioner Lana Cornelius – Yes

Commissioner Kathy Dozier – Yes

Public Comment: No one present.

Financial reports were given by Michael Lloyd, Fee Accountant, as of February 28, 2026. Tammy Harvell gave the Executive Director's report. Ms. Harvell told the Board of Commissioners that the LHA Development, LLC waiting list is open for 3-bedroom and 4-bedroom units only at this time. 2 Vacant units with approved applicants waiting to move in once the unit is ready; 1 eviction is being set out on April 15, 2026, and 2 are waiting on the set-out date for Non-Payment of Rent. Still, at this time, no Housing Choice Voucher applications are being accepted, nor are any vouchers being issued. Family Self-Sufficient has 40 in the program, with 1 graduating.

New Business to consider and take appropriate action listed below:

- 1) **Action:** Discussion and Approval Quarterly Write-Offs for outstanding balances – Resolution 04142026-01

1441 - \$841.00 – Moved Out No Notice
8042 - \$415.00 – Termination Letter (Utilities)
8038 - \$349.70 – Moved Out No Notice

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

- 2) **Action:** Discussion and Approval 2026 Utility Allowance Schedule Effective 07/01/2026 – Resolution 04142026-02

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

- 3) **Action:** Discussion and Approval of the Budget for Fiscal Year End 2027 –
With the exception to add Employee Benefits - Maintenance on line item
4433 - Resolution 04142026-03

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

Next Annual Quarterly Board Meeting: August 11, 2026, at 9:00 am.

Meeting adjournment

Chairperson Mitchell – Yes

Commissioner Rickey Williams – 1st

Commissioner Joe White – Yes

Vice Chairperson Lana Cornelius – 2nd

Commissioner Kathy Dozier – Yes

Signature of Chairperson

Signature of Executive Director, Secretary