



RIVIERA BEACH HOUSING AUTHORITY
Building Excellence

**Riviera Beach Housing Authority
2001 Broadway, suite 101
Riviera Beach, FL 33404
Regular Board Meeting
Official Meeting Minutes
Tuesday, July 13, 2021**

Meeting comes to order at 7:05 p.m.

- I. Call to Order:**
 - a. Moment of Silence—Pledge of Allegiance**
 - b. Roll Call and Recording of Absences**

Upon roll call by Executive Director (ED) John W. Hurt, Chairman Jeffery B. Jackson is present and presides. Vice Chairwoman Jessica Thurmond is present as is Commissioner Horace Towns. Commissioner Glen Spiritis is present on the phone, while Commissioner Alexis Lockhart is absent. Quorum.

Also present: Ray Wells, construction consultant; Margaret Shepherd, RBHA resident and, on the phone, Board Attorney Matthew C. Russell and Barbara Horne, member of the public.

- c. Disclosures by Any Board Members**

Commissioner Spiritis discloses that he is working with developers building affordable housing on Long Island, New York. Chair Jackson discloses that he sits on the Board of Thousand Oaks and the RBHA owns property in Thousand Oaks.

- II. Approval of the Agenda, Additions/Deletions**

Commissioner Towns makes motion to approve the Agenda. Second by Vice Chair Thurmond. Unanimous vote, 4-0.

- III. General Public Comments for RBHA**

There are no public comments.

VI. Consent Agenda

a. Approval of Minutes—June 8, 2021, Regular Meeting

Commissioner Towns makes motion to approve the June 8 Meeting Minutes. Second by Vice Chair Thurmond. Unanimous vote, 4-0.

b. Financial Report—June 2021

Commissioner Towns makes motion to approve the June Financial Report. Second by Vice Chair Thurmond. Unanimous vote, 4-0.

VII. Unfinished Business—None

VIII. New Business

a. Discussion of RBHA Mission Statement

Chair Jackson suggests tabling the item. Commissioner Spiritis makes motion to table the item. Second by Commissioner Towns. Unanimous vote, 4-0.

IX. Executive Director's Report—June 2021

ED Hurt begins by talking about current development projects.

Heron Estates Senior (HESr.). The property is completely occupied, there's no issues but a resident said today that the management office was closed, ED Hurt says. I called Bryan Finnie// who said he'd look into it, but I haven't heard anything. Mr. Wells will go by the office tomorrow to follow up.

Vice Chair Thurmond says she's been calling for two days and there's been no answer. Discussion ensues, including sharing Property Manager Tony Poland's phone number. We will follow up, ED Hurt says.

Heron Estates Family (HEF). The construction is at 49 percent completion, the ED begins, and says there are two reports in the Board packets for June and July. He then calls up Mr. Wells, who begins his report.

The Section 3 subcontractor isn't present on the job, he begins, there's been no show, he's not doing the work, the landscaping is still in limbo. I called Bryan Finnie, Mr. Wells says, but the situation is not resolved.

The interior stairwell has been delivered and installed, he says, the concrete curbs are in place and we're moving forward on the roofing. He then talks about all the work being done and damage being caused by rain and over-running water.

Commissioner Spiritis asks about the Section 3 contractor's work and if he provides insurance. No, Mr. Wells replies; that's with the general contractor. Discussion ensues, including about jobs, work being done, whether five buildings will be ready by November (Mr. Wells: yes) and other development initiatives.

ED Hurt then points out that the development workshop was held and information, including the agenda, is in the Board packets.

1130 Blue Heron Boulevard (BHB). There's been no activity, the ED begins, and we'll be developing an operating budget specifically for this building and will track costs.

NSP Properties. ED Hurt says lots of time was spent on the a/c unit at 29th Street, with dissatisfaction turning into satisfaction with the tenant.

ED Hurt then passes out to the Board information on upcoming conferences. Everyone on the Board, including Attorney Russell, is going to FAHRO in Orlando in September, he says. Discussion continues about the event and its details.

The ED then talks about each one of the conferences. Chair Jackson says he thinks every Board member should go to every one of the conferences because of the benefits to the community. Discussion ensues about each conference, who should go or not, who will be available or not. Each will let the ED know.

ED Hurt says he also sent an email to each Board member about HUD's upcoming virtual workshops and asks if anyone had registered. No, each reply. Can we attend as a group, Chair Jackson asks? It's virtual, ED Hurt replies, so yes.

Chair Jackson then asks ED Hurt to resend an email about the upcoming workshops, especially one coming up on August 17. It was agreed by consensus that all Board members would attend it together. I want to do all of them, Chair Jackson says, and suggests to Commissioner Towns that he do the one for sure related to Finance.

X. Authority Report—Attorney Matthew C. Russell

Attorney Russell addresses the difficulty of following the discussion over the phone, which is why he says it is important for the Chairman to direct each conversation and for each Board member to announce themselves.

XI. Committee Reports

a. Community Relations Committee—Commissioner Thurmond

There is no Community Relations report.

b. Development Committee—Commissioner Jackson

There is no Development report.

c. Finance Committee—Commissioner Towns

There is no Finance report.

d. Section 3 Committee—Commissioner Spiritis

There is no Section 3 report.

e. HCV Program Recovery Committee—Commissioner Spiritis

There is no HCV Program report.

f. Marketing Committee—Commissioner Lockhart

Commissioner Lockhart is not here tonight, ED Hurt says, but she did submit a Marketing Report on paper, in which she mentioned the Heron Estates Family tour she did with Commissioner Towns. I think it's a well-done report, ED Hurt adds. I commend her for being proactive, Commissioner Towns says, and thanks Mr. Wells about the project and taking them on the tour. It was very positive, the Commissioner adds. ED Hurt then reads part of the Report and says that when she's present, I'm sure she'll provide more insight.

Commissioner Towns then talks about the experience and that it was great.

ED Hurt then asks Chair Jackson about his interest in creating another committee: 501 (c) 3. As discussion begins, ED Hurt asks who wants to take the lead. Talk includes about the actual committee and its name, accepting donations, creating a nonprofit focused on homelessness and who should be the Chairperson.

Chair Jackson asks for a motion to discuss a homeless initiative. Commissioner Spiritis makes that motion, second by Commissioner Towns. Unanimous vote, 4-0.

Chair Jackson then asks each person in attendance if they have any comments. Ms. Shepherd says she enjoyed the meeting. Ms. Horne says thanks and that the meeting was productive.

ED Hurt then goes to his office and picks up Resolution 2021-04 and a cake: both are about Chairman Jackson and his retirement from the Palm Beach County Sheriff's Office. The ED reads the Resolution into the record, which is followed by applause and comments of congratulations from those in the room and on the phone.

XII. Adjournment

Chair Jackson adjourns the meeting at 8:06 p.m. The next regular Board meeting is scheduled for August 10, 2021.