



**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, April 12, 2022**

**Meeting comes to order at 7:12 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 and Commissioner Horace Towns are present while Commissioners Glen L. Spiritis and Alexis Lockhart are absent. Quorum.

Also present: Board Attorney Matthew C. Russell and Ray Wells, construction consultant. And, on the phone, Terry Booty of Urban Farmers and Barbara Horne, member of the public.

**c. Disclosures by Any Board Members**

Chairman Jackson discloses that he is president of the HOA at Thousand Oaks and the Authority owns property in Thousand Oaks.

**II. Consent Agenda Approval**

- a. Approval of Minutes—March 8, 2022, Regular Meeting**
- b. Financial Report—March 2022**

Commissioner Towns makes motion to approve the Consent Agenda. Seconded by Vice Chair Thurmond. Unanimous vote, 3-0.

**III. Approval of the Agenda, Additions/Deletions**

Vice Chair Thurmond makes motion to approve the Agenda. Seconded by Commissioner Towns. Unanimous vote, 3-0.

#### **IV. General Public Comments for RBHA**

There are no comments from the public.

#### **V. Unfinished Business: None**

#### **VI. New Business: None**

#### **VII. Executive Director's Report**

ED Hurt begins by talking about the Heron Estates development project.

**Heron Estates Senior (HESr.)**. The project is 100 percent complete, ED Hurt begins, and there are 10 public housing units there. He then goes on to talk about a first-year inspection that was completed by the Real Estate Assessment Center with HUD, that an inspector came and provided a report that includes issues like bed-blocking windows, smoke detectors and exit signs.

Next year there will be another inspection, he says, and discussion ensues, primarily with Chairman Jackson, who says he wants a Board member there onsite about issues that are said to be happening. I sent Mr. Wells over there for that, ED Hurt says, and then talks about training, pre-inspections, and other issues.

Commissioner Lockhart enters the meeting at 7:21 p.m.

ED Hurt goes on talking about the inspections done, that Mr. Wells says that he has made connections with Property Manager Tony Poland, then talks about the expectations of HESr. residents and Board members, about building security and key fobs to the police. I have a key fob, Mr. Wells says, and so do I, says Vice Chair Thurmond. Chair Jackson then asks ED Hurt to call HTG and get two additional key fobs. Vice Chair Thurmond says Mr. Poland told her he ran out of key fobs, but I do not believe him because all residents need to have a key fob. Please keep me aware of Tony Poland and any issues related to him, says Chair Jackson. Will do, responds Mr. Wells.

**Heron Estates Family (HEF)**. One hundred percent of the units have been rented, ED Hurt begins, then has Mr. Wells come in with his report. He begins by saying he met on April 4 with HTG about the May 1 expectation to deliver two buildings and about an inspector doing plumbing and electrical inspections.

Discussion ensues, with Chair Jackson asking ED Hurt to meet with the City Manager, and then Commissioner Towns suggests that Mr. Wells asks Mayor Felder to get involved and talk to the City Manager. Discussion ensues about inspections and how best to move forward, with ED Hurt agreeing to meet with the City Manager but says we have no direct responsibility.

Commissioner Towns then withdraws his request.

Chair Jackson says to still reach out to HTG about going to the Mayor and City Manager; the ED agrees. I will meet with Mr. Brown, who says he has a relationship with Mayor Felder and the City Manager, ED Hurt responds, and let him handle it.

FPL still has not put in the electrical meters, Mr. Wells continues, and the water meters are not in either. There can be no occupancy without meters, he says. Commissioner Towns asks about the water meters. There are supply chain issues, ED Hurt responds, and the project is way behind schedule.

Commissioner Lockhart then asks about the meters, the dates of their installation and the locations. Mr. Wells responds with the answers. ED Hurt then continues his report.

There are no other real updates, he says, and then brings in Mr. Booty to give an update on the homeless initiative on which he is working. All is pretty much status quo, Mr. Booty replies.

ED Hurt then hands out documents about an unaudited project and says he followed up with officials, talked about failing documents within the week. There is no real impact, though, he adds because it is not about us. It is all about public housing.

Next month is our annual meeting, ED Hurt continues, and I hope to have the meeting at the Clean & Safe Ambassador Center on Singer Island. Discussion ensues about the ED's contract, recommendations for renewal and the best move forward. Then Chair Jackson brings up the conferences.

ED Hurt talks about upcoming conferences—including one in San Antonio, TX—and about one in Orlando, to which he says that all Board members in the room said they wanted to attend. Discussion ensues.

That concludes my report, says the ED.

#### **VIII. Authority Report—Attorney Matthew C. Russell**

Attorney Russell begins by bring up changes he made to last month's Meeting Minutes, points out the changes that need to happen and then says the meeting is going well.

Commissioner Towns makes motion to accept the changes to the Minutes of the March 8, 2022, Board Meeting as discussed by Attorney Russell... Seconded by Commissioner Lockhart. Unanimous vote, 4-0.

#### **IX. Committee Reports**

##### **a. Community Relations Committee**

There is no Community Relations Committee report.

##### **b. Development Committee**

There is no Development Committee report.

##### **c. Finance Committee**

There is no Finance Committee report.

##### **d. Section 3 Committee**

There is no Section 3 Committee report as Commissioner Spiritis is absent.

##### **e. HCV Program Recovery**

There is no HCV Program Recovery Committee report as Commissioner Spiritis is absent.

f. Marketing Committee

Commissioner Lockhart asks ED Hurt about a grand opening event for HEF. Discussion ensues about the best path forward. ED Hurt says he will check and let the Board know.

g. 501 (c) 3 Committee

There is no 501 (c) 3 Committee report.

Chair Jackson then brings up the Citizens Leadership Academy, in which ED Hurt is participating, ED Hurt says, and I find it enlightening and I think all Commissioners should consider attending. It is an eight-week session with lots of information. Chair Jackson recommend we all participate.

Discussion ensues, then Chair Jackson asks if anyone has anything else to say. Ms. Horne comes in and says she had a good meeting.

Chair Jackson then ends the meeting at 8:07 p.m. The next Annual and Regular meetings will be May 10, 2022.