



RIVIERA BEACH HOUSING AUTHORITY
Building Excellence

**Riviera Beach Housing Authority
CRA Clean & Safe Ambassadors Center
1229 E. Blue Heron Boulevard
Riviera Beach, FL 33404
Regular Board Meeting
Official Meeting Minutes
Tuesday, January 12, 2021**

Meeting comes to order at 7:15 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. Commissioners Horace Towns, Glen Spiritis and Alexis Lockhart are also present while Vice Chairwoman Jessica Thurmond is absent. Quorum.

Also present: Board Attorney Matthew Russell and Ray Wells, construction consultant.

c. Disclosures by Any Board Members

Commissioner Spiritis discloses that he has been hired as a consultant by the Village of Hempstead in New York for a downtown revitalization project and two developments of affordable housing. 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 Commissioner Lockhart. Unanimous vote, 4-0.

III. General Public Comments for RBHA

ED Hurt says we're not on a conference call tonight and there are no members of the public present.

IV. Consent Agenda (Call for Public Comments on Item)

a. Approval of Minutes—December 15, 2020 Regular Meeting

Commissioner Lockhart makes motion to approve December 15, 2020 Minutes. Second by Commissioner Spiritis. Unanimous vote, 4-0.

b. Financial Report—December 2020

Commissioner Lockhart makes motion to approve the December 2020 Financial Report. Second by Commissioner Towns. Unanimous vote, 4-0.

V. Unfinished Business (Call for Public Comments on Item) No Public comment,

a. Discussion of RBHA Mission Statement

ED Hurt begins by noting that the item was tabled at the last Board meeting in order to do a workshop on the topic. Discussion ensues. Commissioner Lockhart then makes motion to continue the discussion at a workshop. Second by Commissioner Spiritis. Unanimous vote, 4-0.

VI. New Business (Call for Public Comments on Item) No Public comment.

a. Resolution 2021-01: Transfer of Development Funds to Operating Account

ED Hurt reads the Resolution into the record, making corrections as he reads. Commissioner Spiritis makes motion to approve Resolution 2021-01. Second by Commissioner Lockhart. Roll call vote:

Yes—Chair Jackson, Commissioner Towns, Commissioner Lockhart, Commissioner Spiritis

No—None

Unanimous vote, 4-0.

VII. Executive Director's Report—December 2020

ED Hurt begins by noting development activities.

Heron Estates Senior (HESr.). The development is fully leased, the ED begins, but there remains concern about alligators. Ray Wells did the follow-up, he says, and once Mr. Wells starts his report, he says there were four items on focus:

1. Construction fencing on the Spinnaker Landing side and payment for it
2. Met with HESr. Property Manager Tony Poland about the alligators
3. Police surveillance has been added to the monitors inside security cameras but has not been settled
4. Perimeter fencing at Spinnaker Landing has not been settled.

Discussion ensues on all four subjects.

Heron Estates Family (HEF). Mr. Hurt begins by noting that construction has begun and is continuing. Brian Finnie of Housing Trust Group (HTG) did not respond and is not available tonight, he notes, then calls up Mr. Wells again.

Mr. Wells begins by talking about this past Saturday's job fair; he was pleased with the turnout. In terms of the construction project, he says there's one significant issue: The Spinnaker Landing fence collapsed,

damaged the Authority's fence and it's been a miracle that no one was hurt then or since, he says. Three buildings have been completed from the flooring, up, vertically, into the air, he continues, and there's lots of significant work happening. He mentions water-related matters, the fallen fencing (again), how subcontractors are working well with City code enforcement officials, much better than the first project (HESr.), he notes.

1130 Blue Heron Boulevard (BHB). Not much happening, Mr. Hurt says, other than refurbishing a unit for a public housing family.

NSP Properties. All rents are paid and there's nothing to report, ED Hurt says.

VIII. Authority Report—Attorney Matthew C. Russell

There is no Authority Report, said Attorney Russell.

IX. Committee Reports

a. Community Relations Committee—Commissioner Thurmond

There is no Community Relations report as Vice Chair Thurmond is absent.

b. Development Committee—Commissioner Jackson

Chair Jackson says he was happy to see that all went well with the job fair; no report otherwise.

c. Finance Committee—Commissioner Towns

There is no Finance Committee report.

d. Section 3 Committee—Commissioner Spiritis

There is no Section 3 Committee report.

e. HCV Program Recovery Committee—Commissioner Spiritis

There is no HCV Program Recovery report.

f. Marketing Committee—Commissioner Lockhart

Commissioner Lockhart begins by "completely" apologizing for her "lack of effort" on the job fair workshop. I can do better, she says, and I will. I hold myself responsible. She also says she appreciates everyone's efforts to help with marketing.

Vice Chair Thurmond enters meeting at 7:41 p.m.

Commissioner Lockhart also adds that the Authority received two more followers on Instagram.

Chair Jackson then asks Vice Chair Thurmond if she has a report. No, she replies. He then asks if anyone in the room has anything else to add. No one replies with anything and Chair Jackson adjourns the meeting at 7:42 p.m.

The next regular Board meeting is scheduled for February 9, 2021.