



RIVIERA BEACH HOUSING AUTHORITY
Building Excellence

**Riviera Beach Housing Authority
CRA Clean & Safe Ambassador Center
1229 E. Blue Heron Blvd.
Riviera Beach, FL 33404
Annual Board Meeting
Official Meeting Minutes
Tuesday, May 10, 2022**

Meeting comes to order at 7:13 p.m.

- I. Moment of Silence—Pledge of Allegiance**
- II. Call to Order—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 Commissioners Horace Towns, Glen Spiritis and Alexis Lockhart are present. Quorum.

Also present: Board Attorney Matthew Russell and Raymond Wells, construction consultant; Mayor Ronnie L. Felder, Councilwoman KaShamba Miller Anderson, and City Manager Jonathan E. Evans; Margaret Shepherd, longtime RBHA tenant; Brenda Whiteside, Heron Estates Senior resident; Attorney Russell's family members, including Sandi Russell, Amisha Russell, and Emma Russell; Shannel Gordon, assistant to Councilwoman Miller Anderson; and Jatelsa Brown, Mayor Felder's assistant.

- III. Disclosures By Any Board Members**

Commissioner Spiritis discloses that he's currently a consultant on five projects in New York City and a large project in Lake Park, FL. Chairman Jackson discloses that he is president of the HOA at Thousand Oaks and the Authority owns property in Thousand Oaks.

- IV. Recognitions**
 - a. Mayor Ronnie L. Felder
 - b. City Council Chairperson KaShamba Miller Anderson
 - c. City Manager Jonathan E. Evans
 - d. RBHA Board of Commissioners

ED Hurt begins by explaining the FAHRO Award given to the Authority this past year. The Award was given to a Small Housing Authority for the development efforts at Heron Estates. RBHA wants to

recognize the people here for the support of local stakeholders in City Government. He then begins to give the RBHA-created awards to those here: Councilwoman Miller Anderson, for City Council and City Manager Evans, for City Administration. City Manager Evans suggested a joint meeting between the two government agencies.

Mayor Felder arrives at 7:20 p.m. and receives the award for representing the City and being the appointing officer for the board of Commissioners.

Discussion ensues about the path forward in terms of housing in Riviera Beach, that the West Palm Beach Housing Authority has the Authority’s public housing section 8 program. You’ll see more involvement by us, City Manager Evans says.

Besides the three City officials, the awards were also given to RBHA members and staff.

V. Annual Election of Officers: Chairperson and Vice Chairperson—Attorney Matthew C. Russell

CHAIRPERSON

- a. Nominations
- b. Slate of Nominees
- c. Vote

VICE CHAIRPERSON

- a. Nominations
- b. Slate of Nominees
- c. Vote

Attorney Russell begins by pointing out the by-laws related to the vote then starts requesting nominations for Chairman. Commissioner Spiritis nominates Commissioner Jackson; there were no other nominations, and the vote was unanimous, 5-0.

Attorney Russell then asks for nominations for Vice Chair. Commissioner Thurmond nominates herself; Chairman Jackson nominates her too and the vote was unanimous, 5-0.

VI. Installation of New Officers—Mayor Felder

Mayor recognized the election of Officers and congratulated them.

VII. Appointments for Commission Sub-Committees by Chairperson

Chairman Jackson re-appointed all of the Sub-Committees Chairpersons: Community Relations Committee returns with Vice Chairwoman Thurmond; Development Committee keeps Chairman Jackson; Finance Committee remains led by Commissioner Towns; Section 3 Committee is still led by Commissioner Spiritis; the HCV Program Recovery Committee will still also be led by Commissioner Spiritis; the Marketing Committee remains led by Commissioner Lockhart; while the 501 (c) 3 Committee will be led, still, by Chairman Jackson.

The meeting is adjourned at 7:56 p.m.



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1229 E. Blue Heron Blvd.
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Regular Board Meeting
Official Meeting Minutes
Tuesday, May 10, 2022**

Meeting comes to order at 8:09 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 Commissioners Horace Towns, Glen Spiritis and Alexis Lockhart are present. Quorum.

Also present: Board Attorney Matthew Russell and Raymond Wells, construction consultant; Margaret Shepherd, longtime RBHA tenant; Brenda Whiteside, Heron Estates Senior resident; and Attorney Russell's family members, including Sandi Russell, Amisha Russell, and Emma Russell.

- c. Disclosures By Any Board Members**

Commissioner Spiritis discloses that he's a consultant with five workforce housing projects in New York City and a big project in Lake Park, FL. 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—April 8, 2022, Regular Meeting**
 - b. Financial Report—April 2022**

Commissioner Towns makes motion to approve the Consent Agenda. Second by Vice Chair Thurmond. Unanimous vote, 5-0.

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

Vice Chair Thurmond makes motion to approve the Agenda. Second by Commissioner Lockhart. Unanimous vote, 5-0.

IV. General Public Comments For RBHA

Ms. Shepherd talks about the Annual Meeting, issues at Heron Estates Senior and why she brought the resident, Brenda Whiteside, with her, whom she's been friends with for 40 years. Ms. Whiteside, who lives at Heron Estates Senior, says she's talked privately with Mr. Hurt and that she's enjoying the meeting.

Chair Jackson says to her to tell the full story when we do talk, we'll fix all the issues. We want the people there to be happy. I'll give you my phone number tonight, he continues, so you can call me about anything. He then asks ED Hurt about meetings with residents, who responds that none have been yet scheduled. Chair Jackson thanks Ms. Whiteside.

V. Unfinished Business: None

VI. New Business: None

VII. Executive Director's Report—April 2022

ED Hurt begins his report by talking about development activities.

Heron Estates Senior (HESr). The development is 100 percent occupied, the ED begins, and we're planning to have a meeting there on a Saturday in the near future.

Heron Estates Family (HEF). The new development is 88.62 percent complete, the ED begins, with all 79 of the units pre-leased; families will start moving in later this summer. He then brings up Mr. Wells, who goes over his report.

May 6 is the new move-in date, Mr. Wells notes, and then says the minority contractors—Green to Greener and Brown Electrical—are doing an excellent job. The water and electrical meters have been installed in the first building and the city has approved, Mr. Wells said. They are ready to start moving people in, he says.

What about the security guard gate, Vice Chair Thurmond asks? Mr. Wells says the issue will come up at tomorrow's meeting because it was to have been done. Discussion ensues about the gate.

That concludes my report, Mr. Wells says.

1130 Blue Heron Blvd. We power-washed the building, the walkways, the roadways—and 194 E. 30th Street, too, ED Hurt says.

The ED also suggests talking about his salary at the next meeting; Board members agreed.

Mr. Wells then brings up doing more in-depth training with staff at the facility. Discussion ensues, including about what people and tenants know, what to expect, bed movement and windows.

VIII. Authority Report—Attorney Matthew C. Russell

Attorney Russell thanks ED Hurt for the plaque given to him, says he's proud of the team, happy with the Board. It has been a home run, he adds, with the bases loaded.

IX. Committee Reports

a. Community Relations Committee

There is no Community Relations Committee report.

b. Development Committee

There is no Development Committee report, but Chair Jackson says he's been going to Heron Estates with Mr. Wells.

c. Finance Committee

There is no Finance Committee report, but Commissioner Towns says he'll have one at the next Board meeting.

d. Section 3 Committee

There is no Section 3 Committee report.

e. HCV Program Recovery Committee

There is no HCV Program Recovery Committee report.

f. Marketing Committee

There is no Marketing Committee report, but Commissioner Lockhart asks if there will be a grand opening for Heron Estates Family. I talked to Brian Finnie about it, ED Hurt replies, and what it should look like. So, he adds, if you have an outline you can share with the Board at our next meeting, that would be great. Ok, Commissioner Lockhart replies.

g. 501 (c) 3 Committee

There is not 501 (c) 3 Committee report.

Chair Jackson adjourns the meeting at 8:43 p.m. The next regular meeting will be June 14, 2022.