



**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, August 10, 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 L. Towns and Alexis Lockhart are present while Commissioner Glen L. Spiritis is present on the phone. Vice Chairwoman Jessica Thurmond is absent. Quorum.

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

- c. Disclosures by Any Board Members**

Commissioner Spiritis discloses that he is consulting in New York for some developers in the Village of Hempstead and in other areas, building affordable and workforce 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**

I've not received any comment cards, ED Hurt begins, but I do have a member of the public in the room and one on the phone.

Among several comments made, Ms. Shepherd says she's waiting for Motel Backers re the Riviera Beach Housing Authority and is also working with Billie Brooks on her run for office.

**IV. Consent Agenda**

- a. Approval of Minutes—July 13, 2021, Regular Meeting
- b. Financial Report—July 2021

Commissioner Towns makes motion to approve the Consent Agenda. Second by Commissioner Lockhart. Unanimous vote, 4-0.

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

**VI. New Business**

- a. Discussion of RBHA Mission Statement (Tabled)

ED Hurt passes out the Mission Statement from the Development Workshop with final language and asks if there's any actions the Board wants to take. He then reads into the record the Mission Statement and the Vision Statement and Motto. Discussion ensues, including language choices, with Attorney Russell and Ms. Shepherd mostly making comments.

Chairman Jackson then asks ED Hurt to give Ms. Shepherd the original statement and the new language and tells her to feel free to share with others and let the Board know what she hears.

Commissioner Lockhart then make motion to accept the Mission Statement as written. Second by Commissioner Towns. Unanimous vote, 4-0.

Chair Jackson then goes to the Vision Statement, calling it short and succinct. Discussion ensues, again, about the language, including Attorney Russell's concerns about grammar. ED Hurt then reads the revised Vision Statement into the record.

Commissioner Lockhart makes motion to accept the Vision Statement as read. Second by Commissioner Towns. Unanimous vote, 4-0.

Chair Jackson then goes to the RBHA Motto, which ED Hurt says we don't need to consider because it's part of our logo. He says the website will need to be updated with the new language.

**VII. Executive Director's Report—July 2021**

The Executive Director begins by discussing current development activities.

**Heron Estates Senior (HESr.).** The development is fully leased but last week they found a case of COVID, he talked to Property Manager Tony Poland on Monday and they're sanitizing everything; I gave them 500 masks this morning. Make sure they're continuing good practices of sanitizing regularly, Chair Jackson adds.

**Heron Estates Family (HEF).** There's no HTG update for the month, ED Hurt begins, and at the last report it was 50-plus percent complete. He then calls up Mr. Wells, who says he passed out his report and talks about what he's been doing, meetings he's had, issues he's faced, including the swimming pool. He also talks about Green & Greener's work status, about the fact that all construction block and roof work has been completed, so there's no concerns about rain and drywall is being delivered. He goes on: primary roads are in place and the contractor is now saying December will be the finish date, though four buildings should be done in November.

ED Hurt adds that the property manager started taking applications this week and we also have details for the development's property manager's position, the amount of pay per hour and will start interviewing next week. Must they have a CAM license, asks Chair Jackson. No, replies ED Hurt; just leasing agent.

Do we know how much rent will be per month, asks Commissioner Lockhart. No, we haven't gotten the final rent structure yet, responds ED Hurt. Discussion continues, including about the waiting list, the list of applicants, public housing units and how to respond when people have interest. ED Hurt says he'll get clarity.

ED then continues with other development initiatives, including:

1. working with Urban Farmers on a parcel of land on Blue Heron Boulevard for three two-bedroom, two-bath spaces. We're currently seeking control of the site, will do construction with Urban Farmers, made an offer and, once we get approved by HUD, we'll move forward.
2. working with the Riviera Beach Community Development Corporation about a vacant lot for single-family housing construction.
3. we have control of a parcel off of Avenue E, the ED begins, and we've talked to the City about local government financial contributions. Discussion ensues, including about an application deadline (August 31), the nine percent tax credit, the value of the property.

**1130 Blue Heron Boulevard (BHB).** There's been no new activity, ED Hurt says, and it is fully occupied.

**NSP Properties.** We've finished all of the work on the air conditioner at 199 E. 29<sup>th</sup> Court and it has passed inspection, he says.

In terms of other activities, the ED begins, the Board is registered to attend the FAHRO conference in September and then asks if Boardmembers have registered online for the HUD Commissioner training on August 17. Most said they have not.

ED Hurt then talks about more upcoming conferences, then concludes his report.

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

We are governed by the Sunshine Law statute, Attorney Russell begins, and by the FOI or Freedom of Information Act and everything is open to the public. We're well aware of that, say Chair Jackson.

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

- a. Community Relations Committee—Commissioner Thurmond

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

- b. Development Committee—Commissioner Jackson

There is no Development Committee report.

- 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 Committee report.

f. Marketing Committee—Commissioner Lockhart

Commissioner Lockhart begins by thanking Commissioner Towns and Mr. Wells for the Hard Hat Tour and says she's still getting social media engagement. She then talks about the number of new followers that came as a result and about the points in her Marketing Committee report, which she hands out to the Board.

ED Hurt points out that a 501 (c) 3 Committee was created but he'd forgotten to add it to the agenda. But we'll have it on next month's agenda, with its leader, Chairman Jackson.

**X. Adjournment**

Chair Jackson adjourns the meeting at 8:22 p.m. The next regular Board meeting is scheduled for September 14, 2021.