



Riviera Beach Housing Authority
2005 West 17th Court
Riviera Beach, FL 33404
Regular Board Meeting
Official Meeting Minutes
Tuesday, August 22, 2023

Meeting comes to order by Chairman Jeffery B. Jackson at 7:37 p.m.

I. Call To Order:

- a. **Moment of silence:** Pledge of Allegiance: Vice-Chairman Towns
- b. **Roll call and recording of absences:**

Roll Call by executive director John W. Hurt. **Present:** Chairman Jeffery B. Jackson, Vice Chairman Horace L. Towns, , Commissioner Glen L. Spiritis, and Commissioner Jessica Thurmond. Commissioner Alexis Lockhart was absent. Quorum.

Executive Director John W. Hurt participated by Zoom. In attendance were RBHA Board Attorney Matthew C. Russell and Raymond Wells, RBHA Operations Manager, and Terry Booty, Urban Farmers, Inc. Ms. Margaret Shepherd, RBHA resident was also in attendance.

Ms. Barbara Horne was on the conference call.

c. Disclosures By Any Board Members

- Commissioner Spiritis: Development Consulting in New York, Partner/Project Manager in housing development in Lake Park, Florida. May have HUD assistance.
- Chair Jeffery Jackson: Chair of Thousand Oaks HOA. RBHA owns a home in Thousand Oaks.

II. Consent Agenda: Approval

- a. Minutes- Regular Meeting, July 11, 2023
- b. Financial Report – July 2023
Motion Commissioner Thurmond, Seconded by Vice-Chair Towns, , Approved 4-0



- III. **Approval of the Agenda, Additions/Deletions**
Motion by Vice-Chair Towns, seconded by Commissioner Thurmond, Approved 4-0

- IV. **General Public Comments For RBHA: *None***

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

- VI. **New Business:**
RESOLUTION 2023-10: RESOLVED THAT THE FORMS, TERMS, AND PROVISIONS OF THE DOCUMENTS IN CONNECTION WITH THE JPMORGAN CHASE BANK, N.A., PERMANENT TAXABLE TAIL LOAN TO HTG HERON ESTATES FAMILY, LLC, WERE APPROVED, RATIFIED, AND CONFIRMED.
Motion Commissioner Thurmond, Seconded by Commissioner Spiritis, Approved 4-0

- VII. **Executive Director's Report- Executive Director John W. Hurt**
Updated ED Report and Operations Manager Report provided.

- VIII. **Authority Report- Attorney Matthew C. Russell**
Commented on the making of Motions per Roberts Rules of Order.

- IX. **Committee Reports**
 - A. Community Relations Committee- Commissioner Thurmond: No Update.
 - B. Development Committee- Commissioner Jackson: No Update.
 - C. Finance Committee- Commissioner Towns: No Update.
 - D. Section 3 Committee- Commissioner Spiritis: No Update.
 - E. HCV Program Recovery Committee- Commissioner Spiritis: No update.
 - F. Marketing Committee- Commissioner Lockhart: Absent
 - G. (501) (C) (3) Committee- Commissioner Jackson: No Update.

- X. **Meeting adjourned at 8:20 PM**

EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF COMMISSIONERS

AUGUST 2023

Update on the RBHA Development Activities:

The following Development Activities have taken place at the Heron Estates Development Activities since the August 22, 2023, Rescheduled Regular Board Meeting.

Heron Estates Senior –

1. The building has been completely leased for the past two years. The Management Office Number is 561-343-6644. The Manager is Mr. Jerome Bell. The Emergency Number for Heron Estates Senior has been changed. Emergency calls go the Management main number at 561-346-6644. Those calls deemed as emergency are responded to by the on-site maintenance man. Residents have been provided a refrigerator magnet with the number and list of emergencies.

Heron Estates Family –

1. The Heron Estates Family is completed and fully leased.

Updates by Raymond Wells, Operations Manager.

Other Development Initiatives:

1. Vacant Parcel – West Blue Heron Blvd., we are still processing the revised site plan through the City of Riviera Beach Building Department. We have been advised that we will not have to have a planning hearing. Terry Booty, Urban Farmers, Inc., Affordable Housing Consultant, to provide update.

RBHA Comprehensive Housing Development Plan

1. RBHA is scheduled to make a presentation to the City Council about the transfer of city-owned parcels for the development of affordable housing on October 20, 2023.

1130 W. Blue Heron Blvd:

1. The new tenant in Apartment #3 is Ms. Gale Simms. The rent is \$1400 per month plus utilities.

NSP Activities:

1. Fully occupied, no significant issues to report.

Other Activities:

1. RBHA Commissioners and Executive Director are scheduled to attend the NAHRO National Conference in New Orleans, LA, October 6-8, 2023.