



**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, June 8, 2021**

Meeting comes to order at 7:10 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 is present as are Commissioners Horace Towns and Glen Spiritis. Commissioner Alexis Lockhart is absent. Quorum.

Also present: Board Attorney Matthew C. Russell; Ray Wells, construction consultant; Terry Booty, owner of Urban Farmers; Margaret Shepherd, RBHA resident; and, on the phone, Bryan Finnie of HTG Group and Barbara Horne, member of the public.

- 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 downtown revitalization and to develop 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 Spiritis. Unanimous vote, 4-0.

- III. General Public Comments for RBHA**

ED Hurt says there are no comments from the public but there are three people on the phone.

**IV. Consent Agenda**

- a. Approval of Minutes—May 11, 2021, Annual Meeting
- b. Approval of Minutes—May 11, 2021, Regular Meeting
- c. Financial Report—May 2021

Commissioner Towns makes motion to approve the Consent Agenda. Second By Vice Chair Thurmond. Unanimous vote, 4-0.

**V. Unfinished Business: None**

**VI. New Business: None**

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

ED Hurt begins his Report with the Authority's development activities.

**Heron Estates Senior (HESr.).** The development is 100 percent complete, he says, and there's nothing to report. I'll leave it to Ray Wells and Bryan Finnie, who's on the line.

**Heron Estates Family (HEF).** The project is 40 percent complete and projected to finish in November of 2021. Applications will be starting in August, he adds. ED Hurt then asks Mr. Wells to start his report.

Mr. Wells talks about a lien on the property that was released, about landscape contractor From Green to Greener's change-order issues, about being off-schedule because of a lack of carpenters. The parking issue brought up before has been resolved as the cars have been removed, he continues, and he says he spoke to Mr. Finnie about the roof trusses and HTG will share the additional costs, as will Newport Construction.

Mr. Wells adds that he participated in an outreach program in the city about projects that was very well received by the 100 or so people there.

From there, Mr. Wells then talks about the tabs on his paper report.

ED Hurt then goes back to development initiatives and talks about two in particular. The first is the development of temporary housing for homeless families; the outline is in your Board packets, he says. One key element: partnering with one of three approved developers, Urban Farmers. That's why Terry Booty, the founder, is here, ED Hurt says, and he also assisted with NSP properties, and we've been working with him for a number of years, and we feel this will be our best project.

The ED then talks about Urban Farmers and introduces Mr. Booty to the Board. Mr. Booty talks about why he likes the Authority: homelessness is a chronic issue, and it is responding. Discussion ensues, including ED Hurt saying they're working to identify sites with the goal to create five units of mixed sizes to provide transitional housing.

That would be the first step, he continues. The second step would be partnering with a homeless social service organization, ED Hurt says, and Commissioner Lockhart is ready to bring an entity to the Authority. We'd own the property and lease it back to them, he adds, and it would be a six- to 18-month program.

Are we looking for HUD funding, Commissioner Spiritis asks?

There are several sources out there, ED Hurt replies. That's one of the reasons I wanted to partner with Terry Booty: he's familiar with these types of partnerships and will be looking for both local and national funding.

Commissioner Spiritis thanks ED Hurt for acting in such a quick manner. Chair Jackson asks about property management; ED Hurt says the Authority will own and manage the properties as a revenue stream. Discussion continues, including about the booker-of-record, about property funding, about creation of a 501(c) 3. entity

ED Hurt then brings up the second initiative: the Authority has partnered with the 908 Group on a project at 20<sup>th</sup> Street and Avenue E. We're seeking a 9 percent tax credit and we wrote City Manager Jonathan Evans about putting the 'hat in the ring' as part of the formal process of seeking City support.

Chair Jackson then asks Mr. Finnie about HTG developing properties. Yes, he replies, we're still looking. Commissioner Spiritis says he spoke with Mayor Felder and he's supportive.

**1130 Blue Heron Boulevard (BHB).** No real activity, the ED says; all units are occupied.

**NSP Properties.** There's some work happening, ED Hurt begins. We had installed a new a/c unit in at 1042 Center Stone Lane by a Section 3 contractor, Miller Paradise. At 167, 194 and 199—all are or have been inspected by the West Palm Beach Housing Authority.

**Upcoming Housing Conferences.** I provided the Board with several options, ED Hurt says, and Chair Jackson suggests going through and discussing each—FAHRO in September in Orlando, for example, NAHRO in October in Phoenix—and discussion ensues, including who should go, to which conference and budgeting.

I don't think we can afford *not* to go, the Chairman adds, and Commissioner Towns agrees, saying based on his experience attending conferences in the past, there's benefits to meeting people and learning things.

Chair Jackson tells ED Hurt to look at how much it costs to go and costs to stay; I'd be OK to pay for myself, he adds, and thinks Board members should go to NAHRO for sure. Commissioner Spiritis agrees, saying the conferences are opportunities to network. Other conferences came up in discussion: NAREB, a real estate brokers conference in July in Cleveland; the FL Housing Coalition Conference, which will be a virtual meeting; the FL Redevelopment Association in October in Ft. Myers, which Chair Jackson said he had attended in the past and would go again; and the FL Community Development Conference in September in Tampa. Discussion ensues about each.

ED Hurt says he'll work on price points, benefits and see which ones the Board should attend—and why—and disseminate to the Board within the next week. That concludes my report, he says.

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

Attorney Russell commends the Board on a good meeting this evening.

**IX. Committee Reports**

a. Community Relations Committee—Commissioner Thurmond

There is no Community Relations report.

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

There is no Marketing Committee report since Commissioner Lockhart is absent.

Do we need a chairperson for the 501(c) 3, Chair Jackson asks? Yes, ED Hurt responds, because it's for a charitable organization and says the Board should consider it at a workshop. We need to have about other development initiatives as well. Discussion ensues, including about dates and times and who should attend. The Board decides by consensus to host the workshop from 6 to 9 p.m. on July 22. Chair Jackson said he thinks it should be held at the Clean & Safe Ambassador Center from 6 to 10 p.m., while Commissioner Spiritis adds that he'll seek to get a presentation.

Mr. Finnie leaves the meeting at 8:04 p.m.

Chair Jackson then goes around the room, asking for comments. Ms. Horne says she likes the productive calendar events, while Vice Chair Thurmond says she likes the rental rates for HEF—which are subject to approval, the ED says with a laugh. Attorney Russell says it was a very good meeting and I'm happy to see Margaret Shepherd here. She thanks him.

**X. Adjournment**

Chair Jackson adjourns the meeting at 8:08 p.m. The next regular Board meeting is scheduled for July 13, 2021.