



**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, April 13, 2021**

Meeting comes to order at 7:17 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 C. Russell; Ray Wells, construction consultant; and by phone, 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 for a couple of development projects with developers. Chairman 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**

There are no comments from the public, but ED Hurt points out that Barbara Horne is on the phone.

Vice Chairwoman Jessica Thurmond enters the meeting at 7:18 p.m.

Ms. Horne says hello and says she likes that the Authority continues to focus on issues in our community.

**IV. Consent Agenda (*Call for Public Comments on Item*) No Comments.**

- a. Approval of Minutes—March 16, 2021, Regular Meeting
- b. Financial Report—March 2021

ED Hurt notes that the motion and votes will be for both items. Commissioner Lockhart makes motion to approve the Consent Agenda. Second by Commissioner Spiritis. Unanimous vote, 5-0.

**V. Unfinished Business—None**

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

- a. Resolution 2021-02: Approval of Intergovernmental Agreement between Deland and Riviera Beach Housing Authority for Legal Services

ED Hurt notes there are several Resolutions that need to be addressed tonight, reads into the record Resolution 2021-02 and then provides background information, including the fact the previous contract had been through the Mosnar Group. Once their contract was terminated, the ED says, it ended the previous provider of legal services and then he talks about why this one was chosen. Discussion ensues, including the hourly pay.

Commissioner Spiritis makes motion to approve Resolution 2021-02. Second by Commissioner Towns.

Roll Call vote by ED Hurt:

Yes: Chair Jackson, Vice Chair Thurmond, Commissioners Towns, Spiritis and Lockhart

No: 0

Unanimous vote, 5-0.

- b. Resolution 2021-02 (a): Approval to Enter Legal Services Agreement

ED Hurt reads the Resolution into the record. Chair Jackson asks Attorney Russell if he viewed the document. Yes, he responds, and says the Resolution can go forward in terms of what he's evaluated thus far but that he will continue his evaluation.

There would have been no agreement until Attorney Russell approved it, ED Hurt says.

Commissioner Lockhart makes motion to approve Resolution 2021-02 (a). Second by Commissioner Towns. Vice Chair Thurmond asks about price points and discussion continues, including Attorney Russell pointing out that the amounts listed are fees the firm has to pay its attorneys, so they may not be negotiable, and Commissioner Spiritis asks about bidding procedures. ED Hurt says there will be clarity before the agreement is signed.

Roll Call vote by ED Hurt:

Yes: Chair Jackson, Vice Chair Thurmond, Commissioners Towns, Spiritis and Lockhart.

No: 0

Unanimous vote, 5-0.

c. Resolution 2021-03: Approval of Revision to the Heron Estates Senior Tenant Selection Plan

ED Hurt reads the Resolution into the record and provides background information on the item. Thanks to the pandemic, he says, no longer annually but every two years now we'll do recertifications of their incomes and rents.

Vice Chair Thurmond makes motion to approve Resolution 2021-03. Second by Commissioner Towns.

Chair Jackson says he thinks the Authority should state in the document the pandemic's effect on the decision. ED Hurt asks Attorney Russell if he agrees and discussion ensues, especially about spelling, grammar and punctuation issues in the document.

Chair Jackson then asks if we can make the corrections to the document and bring back to the next meeting? Yes, ED Hurt replies.

Roll Call vote by ED Hurt:

Yes: Chair Jackson, Vice Chair Thurmond, Commissioners Towns, Spiritis and Lockhart

No: 0

Unanimous vote, 5-0.

d. Resolution 2021-04: Approval to Enter Rental Contract for Laser Printer

ED Hurt reads the Resolution into the record and provides background: the fees at Staples were costing more than \$100 per meeting for the Board packets. It would be more efficient to have our own copier, ED Hurt says, so he reached out to finding what he felt the Authority needs, why and whether we need to have our own printer.

Commissioner Spiritis makes motion to approve Resolution 2021-04. Second by Commissioner Towns.

Commissioner Towns says he supports the Resolution and why, Chair Jackson says the costs should be about renting the copier instead of paying for copies per sheet and discussion continues about toner, services, fees, termination clause and, as the ED says, we have the right to buy the machine at the end of the five-year term agreement.

Roll Call vote by ED Hurt:

Yes: Chair Jackson, Vice Chair Thurmond, Commissioners Towns, Spiritis and Lockhart

No: 0

Unanimous vote, 5-0.

## **VII. Executive Director's Report—March 2021**

ED Hurt begins with updates on Development activities.

**Heron Estates Senior (HESr).** There were one or two issues that Ray Wells will tell us about, the ED says.

**Heron Estates Family (HEF).** ED Hurt says he sent to Board members the HTG report for March, which says the project is 30 percent complete, and then calls up Ray Wells, who hands out his monthly report. He says he revisited issues the Board had been concerned about—security, alligators—and talks about responses to both. He then brings up paint-related issues at HESr.—seeking to ensure the same issues don't happen at HEF—and discussion continues about it, including colors and fading.

From my observation, Mr. Wells says, on Phase 1 it was rainy season during construction, and they didn't put a good sealer on because they were rushing to finish.

Chair Jackson says he wants to notify HTG about our concerns about painting, then asks ED Hurt to speak to HTG about what's been learned from Mr. Wells and our dissatisfaction with this process.

Mr. Wells then talks about Section 3 contractor Green to Greener, which has the landscaping contract. The project job foreman says the company is not responsive, Mr. Wells said, and I've been trying to reach him too and have been unsuccessful.

ED Hurt agrees, saying he was getting pushback from Newbold Construction about the company's lack of responsiveness. Discussion continues about the company, including whether Green to Greener is still doing the work or has subcontracted it to someone else.

Chair Jackson asks Attorney Russell to check the contract to see if the company can legally subcontract to someone else. Discussion continues, including contract terms, Section 3, residential issues and, from Phase 1, whether Green to Greener had gotten that contract (yes).

Mr. Wells continues his report: that HEF is now building the second floors, now putting roofs on, things are coming together. The other Section 3 contractor, Brown Electrical Solutions, is doing a good job, he says.

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

Attorney Russell begins by saying he's concerned about the master development agreement. In the future, he says, I'm concerned that when we have concerns, we have no right to respond.

Chair Jackson agrees, and ED Hurt says the nature of the relationship under this master development agreement has to be codified. Discussion continues, including Chair Jackson's point that, hopefully in the future, we'll be able to correct them.

ED Hurt then hands out the public housing budget for 2021 'as enacted' and the American Recovery Act related to homeless and transitional housing. Discussion ensues.

Chair Jackson then notes that he wants to connect with the South Florida Health group to help HES residents. He says he'll send ED Hurt their phone number so they can talk, collaborate on monthly projects they have—especially with Phase 2 coming up. By next meeting, I want the 501 © 3 to be put to bed, he adds.

Chair Jackson then asks Barbara Horne if he can call her after the meeting. Yes, she replies.

## **IX. Committee Reports**

### **a. Community Relations Committee—Commissioner Thurmond**

Commissioner Thurmond says there is no Community Relations Committee report, but ED Hurt notes that she's helping with tenant applications and the recertification process; she's actively working on behalf of the Authority, he says.

### **b. Development Committee—Commissioner Jackson**

Chair Jackson says there is no Development Committee report, but that he rides over to the Heron Estates campus and it's coming along. It would be nice to run some kind of business there, a food truck, something! He asks ED Hurt if it's possible to set up a white board for potential businesses at Heron Estates and the ED replies yes.

### **c. Finance Committee—Commissioner Towns**

Everything looks good, Commissioner Towns says, adding that his goals for this month are seeking potential grant funding for upcoming projects.

Chair Jackson then asks ED Hurt to get him some data about the Board going to FAHRO, NAHRO or any other housing conference.

### **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 saying she has two things to report: that she worked with the Chairperson to nominate a Resident of the Month—Cheryl Williams—and worked with the property manager and Vice Chair Thurmond on the project. Secondly, she says, I'll start off with a 60-second recap video of our meetings and get people to sign up for our newsletters.

Chair Jackson thinks Commissioner Towns should do the video, but both Commissioner Towns and Commissioner Lockhart think the Chairman should do the videos.

ED Hurt then says, before we adjourn, May is our annual meeting, with annual Board elections, and then after that we'll have our regular Board meeting.

Chair Jackson then adjourns the meeting at 8:39 p.m. The next Annual and Regular Board meetings will be held May 11, 2021.