



**Riviera Beach Housing Authority
CRA Clean & Safe Ambassadors Center
1229 E. Blue Heron Boulevard
Riviera Beach, FL 33404
Regular Board Meeting
Official Meeting Minutes
Tuesday, November 10, 2020**

Meeting comes to order at 7 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 Hurt, Chairman Jeffery B. Jackson is present and presides. Vice Chairwoman Jessica Thurmond is also present as are Commissioners Horace Towns, Glen Spiritis and Alexis Lockhart. Quorum.

Also present: Board Attorney Matthew Russell; Ray Wells, construction consultant; and Brian Finnie, Housing Trust Group (HTG), who attended via phone.

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 a downtown revitalization project and two mixed-use projects for developers. 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

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

III. General Public Comments for RBHA

There were no public comments.

IV. Consent Agenda (Call for Public Comments on Item)

- a. Approval of Minutes—October 13, 2020 Virtual Regular Meeting**

Commissioner Spiritis makes motion to approve the October 13, 2020, Meeting Minutes. Second by Commissioner Lockhart. Unanimous vote, 5-0.

b. Financial Report—October 2020

Vice Chair Thurmond makes motion to approve the October 2020 Financial Report. Second by Commissioner Lockhart. Unanimous vote, 5-0.

V. Unfinished Business (Call for Public Comments on Item)

a. Final Approval of RBHA Operating Budget

ED Hurt begins by noting this is the operating budget for 2020-21 and mentions specific budget line items, including those related to automobile liability insurance and technology. Discussion ensues.

Commissioner Towns then makes motion to approve the RBHA Operating Budget for 2020-21. Second by Vice Chair Thurmond. Unanimous vote, 5-0.

VI. New Business (Call for Public Comments on Item)

a. Discussion on Revisions to RBHA Mission Statement

ED Hurt notes that the current Statement was provided to the Board in their packets and he reads it into the record. Does it still work for the Board?, he asks. As discussion ensues, ED Hurt suggests having a workshop on the goals, missions and Mission Statement with a hired facilitator to help guide our direction forward over the next year. Chair Jackson agrees, as does Commissioner Spiritis. Discussion ensues and, then, it is decided by consensus to put the item on the December meeting agenda.

VII. Executive Director's Report—October 2020

Heron Estates Senior (HESr). ED Hurt begins by noting that the building is fully leased. He then calls up Mr. Wells to talk about the development, including an October 8 meeting with Officer Rozier from the Riviera Beach Police Department and Tony Poland, HESr. property manager. 'No Trespassing' signs are now in place, Mr. Wells says, as is new fencing and stones that have been installed to keep HESr. and Heron Estates Family separate as construction launches on the second phase. He updates on the project and says, essentially, everything is moving right along.

Heron Estates Family (HEF). ED Hurt calls in Mr. Finnie, who's on the phone. I'm happy to report the project has begun and we're already at 2.9 percent completion, he says with a laugh. He then gives a report on the project, beginning with fact of new general contractor, Newport, which has a Section 3 division that will ensure that Section 3 subcontractors are reached and, hopefully he says, hired. He then talks funding, Section 3 plans—including a job fair and 2 to 3 community events coordinated with the Authority in late December.

What Section 3 subcontractors have already applied, ED Hurt asks. Mr. Finnie replies Brown Electric and Green To Greener Landscape are part of the team currently. Do they have signed contracts, the ED responds? They should, Mr. Finnie replies; as far as I'm concerned, it's done, but I'll check and let you know.

Chair Jackson then asks about a groundbreaking ceremony for the project.

ED Hurt says I'll send a link tomorrow to a virtual groundbreaking held by another housing authority to you and Mr. Finnie; I think we can do something like that here. Discussion continues, including about the event budget, how it would work, reimbursements, passageways between the two developments during and after construction, the path construction will take.

Mr. Hurt then wishes Mr. Finnie a happy birthday and releases him from the meeting at 7:40 p.m. He then notes that there's nothing else of substance to report—other than the Avenue E and 11th Street project. It'll be put out on RFP in December, so we'll update our proposal and submit once the project is posted.

Discussion continues about the project, its size, its budget and how best to do it, whether alone or in partnership with a licensed general contractor, site control, funding sources, project size, government support.

1130 Blue Heron Blvd. (BHB). Mr. Hurt says the only news is the termination of the lease of a tenant and we're currently going through the process. It's a public housing unit, so any new tenant will have to be eligible for public housing.

VIII. Authority Report—Attorney Matthew C. Russell

Attorney Russell begins by thanking Vice Chair Thurmond, Commissioner Spiritis and Chairman Jackson for calling him while in the hospital—Chair Jackson actually came by, he adds—and I thank you all so much.

With regard to the Authority's Mission Statement, Attorney Russell says it is very, very important, so I'm happy to see you heading toward what the Chairman suggested, giving it some thought and then coming back next meeting to discuss.

Attorney Russell also adds that he's surprised no one has mentioned the City Manager is serving as the CRA director; I can see a conflict of interest. Discussion ensues, including about legal cooperative agreements and whether it's legal or makes sense for the City and the CRA to be run by the same person.

IX. Committee Reports

a. Community Relations Committee—Commissioner Thurmond

Vice Chair Thurmond asks Commissioner Lockhart about Mayor Ronnie Felder's turkey and gas giveaway and whether Heron Estates Senior can get access. She also asks Mr. Wells about onsite security and they discuss what's coming up next.

b. Development Committee—Commissioner Jackson

There is no Development Committee report.

c. Finance Committee—Commissioner Towns

Commissioner Towns applauds ED Hurt for his efforts putting the budget together. No report.

d. Section 3 Committee—Commissioner Spiritis

Brian Finnie gave a report, Commissioner Spiritis says; we just hope he comes through with our Section 3 contractors.

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's waiting on the date for the job fair and, once it comes out, she'll come up with a proposal for the workshop. ED Hurt asks if they can meet about it; yes, she replies, and then talks a bit about work she's done.

Chair Jackson adjourns the meeting at 8:23 p.m. The next regular Board meeting will be December 8, 2020.