



**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, May 11, 2021**

**Meeting comes to order at 7:20 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, Glen Spiritis and Alexis Lockhart. Quorum.

Also present: Board Attorney Matthew C. Russell; Ray Wells, construction consultant; and, on the 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 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 Lockhart. Unanimous vote, 5-0.

**III. General Public Comments For RBHA**

There are no public comments, ED Hurt says, adding that three people were notified about the meeting but none are on the call.

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

a. Approval of Minutes—April 13, 2021, Regular Meeting

Commissioner Towns makes motion to approve the April 13, 2021, Meeting Minutes. Second by Commissioner Spiritis. Unanimous vote, 5-0.

b. Financial Report—April 2021

Commissioner Towns makes motion to approve the April 2021 Financial Report. Second by Vice Chair Thurmond. Unanimous vote, 5-0.

**V. Unfinished Business—None**

**VI. New Business—None**

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

ED Hurt begins his report by congratulating Jeffery Jackson and Jessica Thurmond for re-election to their respective leadership seats and that he looks forward to working with them. Again. He then starts with Development Activities report.

**Heron Estates Senior (HESr.).** There's no new information, ED Hurt begins, but that's subject to Ray Wells' report.

**Heron Estates Family (HEF).** The report from HTG for April is attached, ED Hurt begins, and the project is 31.14 percent complete; the windows are being set and the cinder block is up to the second floor. He then calls up Mr. Wells.

I have four to five items to point out, Mr. Wells begins, and does so. First, a February letter about the repainting of HESr. was sent to Brian Finney at HTG, he says, and then talks about the planned painting of HEF.

Second, Security. The cameras are mounted, Mr. Wells says, but are not yet operating.

Thirdly, At HESr., there are several cars parked in the lot with dealers' tags on them—but they haven't moved. We're giving them until the end of the week to remove them, he adds.

Fourth issue: problems with the roof truss on four buildings because they were ordered incorrectly, Mr. Wells begins. The problem has been determined but there's concern about the cost.

Chair Jackson notes that the sod looks 'patchy.' Yes, Mr. Wells responds, that was an issue. Discussion ensues, including about irrigation, non-fresh sod, quality of grass.

Chair Jackson asks ED Hurt to find out where the irrigation is coming from—the pond or the City of Riviera Beach water system. Also ensure the quality of the sod and the status of the current grounding, he says.

ED Hurt says we received a notice today of an intent to place a lien on the property by Green to Greener, which is saying the sod is good quality, but we're saying it's not. Newport Property Construction is also complaining, he adds.

I'll stay on it, Mr. Wells responds, and will have conversations with Green to Greener and with Newport Property Construction. OK, ED Hurt says, but let's try to support him as one of our Section 3 contractors.

Yes, but he's got to do his job, Chair Jackson replies, a picture is worth a thousand words. We'll follow up, ED Hurt says.

Mr. Wells finalizes his report, saying the Authority's onsite office building is moving along, to which ED Hurt says that the space is actually a community center in which we'll have an office.

With the Wells report finished, ED Hurt updates on other projects, saying he took a meeting with Mayor Felder, City Manager Evans and Annetta Jenkins from the RBCRA. It was a good meeting, he says, and that he got clarity on the City's view of the Authority and that they plan to include us in a housing summit and begin to do more collective planning. We'll meet with Ms. Jenkins next Tuesday.

Chair Jackson then asks Attorney Russell if they needed to vote to allow the ED to go to the next meeting with money. No; no need to speak to our Attorney on that, ED Hurt says. Just wait.

He continues his report. I've been in contact with 908 Group, an RBHA approved development partner, which has made an offer for a drive-through site. We're reviewing the paperwork for going after the nine percent tax credit. Discussion continues, including opportunities for development, a consistent development process, making presentations to the City Council.

At our next Board meeting, the ED continues, I'm hoping to bring a proposal for a homeless initiative. I'm already having needed initial conversations and am thinking to start with five families and partnering with other organizations.

**1130 Blue Heron Boulevard (BHB).** We did get a family housed in unit 4, ED Hurt begins, and thanks Mr. Wells for assisting the move-in of the family, which had been homeless. The building is being power-washed and Mr. Wells is monitoring.

**NSP Properties.** We've painted the exterior of 167 23<sup>rd</sup> Street and did some interior painting at the house Margaret Shepherd occupies, the ED says.

**RBHA Housing Fund.** Our 501 (c)3 nonprofit lapsed, ED Hurt says, because we didn't file the IRS forms. We need to be re-instated by the IRS. I'm working on it, he adds.

ED Hurt says that concludes his report.

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

Attorney Russell begins by saying he suggests for future contracts that the Authority ensures they have 'hold harmless' or indemnity clauses to cover us. He also says the Authority should consider getting on the same page with City Council members so they can go over the City Manager if they don't agree with him. Discussion ensues, including ED Hurt saying it would be good to build good relations between the Board members and the City Council members.

## **IX. Committee Reports**

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

Vice Chair Thurmond begins by saying she spoke with the HESr. property manager, Tony Poland, about when the HEF buildings will be finished because some seniors want to move there. If we don't want anybody on the waiting list, have people to call Mr. Poland, who's giving her access to his office and to the tenants. She then asks the ED about major repair options in NSP homes. We'll do capital improvements as needed, he says. Are we interested in buying properties as part of our homeless initiative, she then asks? Yes, we can begin to look, the ED replies.

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

There is no Development Committee report, Chair Jackson says, except for the fact I'll be setting up a meeting with Mr. Hurt to discuss our options going forward.

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

There is no Finance Committee report.

### **d. Section 3 Committee—Commissioner Spiritis**

There is no Section 3 Committee report, Commissioner Spiritis says, other than the landscaping issue we discussed; hopefully, we'll get that straightened out.

### **e. HCV Program Recovery Committee—Commissioner Spiritis**

There is no HCV Program Recovery report, Commissioner Spiritis says, but we're trying to set up meetings in DC to seek change.

Commissioner Towns asks if the WPBHA is going through any changes.

Chair Jackson then asks ED Hurt to set up a meeting with the WPBHA's new director within the next 30 days. He also asks Commissioner Spiritis to form relations with as many elected officials statewide as possible.

### **f. Marketing Committee—Commissioner Lockhart**

Commissioner Lockhart says she posted a video of the last meeting's recap as well as the flyer about the Resident of the Month. The video is getting feedback, she adds.

Chair Jackson asks Ms. Horne if she has anything to say, and she replies that she's very appreciative of the clarity and continues to applaud the Board's efforts. I love that y'all continue to remain focused on our City of Riviera Beach.

It might be premature, Vice Chair Thurmond then says, but for the homeless initiative, can we get a sponsor to provide furniture for each of the units? Keep that thought in mind, ED Hurt responds; you'll be involved.

Chair Jackson then adjourns the meeting at 8:38 p.m. The next regular Board Meeting will be June 8, 2021.