



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, November 9, 2021**

Meeting comes to order at 7:18 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 and Commissioners Alexis Lockhart and Glen L. Spiritis are present while Commissioner Horace L. Towns is absent. Quorum.

Also present: Board Attorney Matthew C. Russell; Ray Wells, construction consultant; and, on the phone: Terry Booty of Urban Farmers and Barbara Horne, member of the public.

c. Disclosures by Any Board Members

Commissioner Spiritis discloses that he is currently doing consulting for private developers in New York while Chairman Jackson discloses that he sits on the Board of Thousand Oaks and the Authority owns property in Thousand Oaks.

II. Approval of the Agenda, Additions/Deletions

Vice Chairwoman Thurmond makes motion to approve the Agenda. Second by Commissioner Lockhart. Unanimous vote, 4-0.

III. General Public Comments for RBHA

Attorney Russell points out what to say when making motions: provide clarity.

IV. Consent Agenda

- a. Approval of Minutes—October 12, 2021, Regular Meeting
- b. Financial Report—October 2021
- c. Financial Report—October 2021

Commissioner Spiritis suggests making a motion to amend the Agenda by removing Item C since it's the same as Item B. ED Hurt agrees. Vice Chair Thurmond makes motion to amend the Consent Agenda and Commissioner Lockhart provides second. Unanimous vote, 4-0. Some discussion ensues.

Commissioner Lockhart then makes motion to accept the Agenda as amended. Second by Commissioner Spiritis. Unanimous vote, 4-0.

V. Unfinished Business: None

VI. New Business

- a. Resolution 2021-06: Approval of the RBHA FY2021-22 Operating Budget

ED Hurt reads the Resolution into the record. Commissioner Lockhart then seeks a point of clarification and ED Hurt responds by saying we'll talk during discussion.

Vice Chair Thurmond makes motion to pass Resolution 2021-06. Second by Commissioner Spiritis. Commissioner Lockhart asks about the operating budget related to the gas account, ED Hurt responds and the Resolution passes unanimously, 4-0.

- b. Resolution 2021-07: Approval of the RBHA-NSP FY2021-22 Operating Budget

ED Hurt reads the Resolution into the record and notes the name of the company has changed.

Commissioner Lockhart makes motion to pass Resolution 2021-07. Second by Commissioner Spiritis. Unanimous vote, 4-0.

- c. Request for RBHA Attendance at the Palm Beach North Chamber of Commerce, 'Business Before Hours Breakfast,' Topic: Affordable Housing, December 17, 2021

Commissioner Lockhart leads the discussion, saying she is now the Communications Coordinator for the Chamber and, every month, a different topic of discussion. For November: affordable housing, she says, adding that we should go and let them know what a good job we're doing. Discussion ensues about how to make a presentation, whether we should go together to get a table or go individually, being a presenting sponsor or not, getting a table for \$500.

ED Hurt tells the Board that, normally, we use our charitable fund to pay but I suggest we do whatever the Board wants and just buy individual tickets instead of a table.

Vice Chair Thurmond makes motion to buy individual tickets to attend the Chamber event. Second by Commissioner Spiritis. Unanimous vote, 3-0, with Commissioner Lockhart abstaining.

VII. Executive Director's Report—October 2021

Heron Estates Senior (HESr). There is no new information for the Board, the ED begins, it's still 100 percent complete.

Heron Estates Family (HEF). The last report from HTG says it is nearly 65 percent complete, ED Hurt says, then defers to Mr. Wells, referring to his report in the Board packets. He then calls up Mr. Wells.

Mr. Wells begins by pointing out he's highlighted a few important items:

- HTG hired an additional staffer to do the work of HEF. We made referrals and they did interview one, ED Hurt says.
- Furniture was ordered last March.
- Four buildings were finished by December 21, Mr. Wells points out, and discussion continues.

ED Hurt then notes that 70 percent of the one bedrooms have already been leased; only 2 and 3 bedrooms are still available. He talks about family sizes, costs, minimum salary requirements.

- I went to a meeting with Newport and HTG about a lien placed on the property by a supplier, Mr. Wells continues, and HTG says it will take care of it.

Is that normal, Commissioner Spiritis asks. Yes, it's typical, Mr. Wells replies it's a mechanics lien.

- Fences and hedges around the pool were asked about at the last meeting, Mr. Wells continues; yes, there will be fences and hedges placed around the pool.
- There has been hallway mold because of water in HESr, he says.

Mr. Wells adds that to get more information, look at his file. ED Hurt then continues his report.

We are still in the process of developing temporary housing for homeless families, he begins.

1130 Blue Heron Boulevard (BHB). There's a vacant unit, ED Hurt says, and we've been showing it to a family.

NSP. We provided the required annual report to Palm Beach County about the program, the ED says.

OTHER. We've also engaged Paul Skyler about reinstatement of the nonprofit.

Chair Jackson then asks where could the homeless program be located? We're looking at west of BHB, ED Hurt responds, and seeking to close on a lot there with plans for 3 to 5 families. Would we have to pay rent, the Chair then asks. We would own and operate the program, the ED responds, and they would have to provide the rent.

Commissioner Spiritis then asks if the lot is on the South side with a sign? Yes, replies ED Hurt, and we're open to guidance and information. I'll share with you some funders I've used up in New York, the Commissioner responds.

VIII. Authority Report—Attorney Matthew C. Russell

I have no additional observations or comments to make other than what I've said already, Attorney Russell says.

IX. Committee Reports

a. Community Relations Committee—Commissioner Thurmond

I have 2 issues; Vice Chair Thurmond begins: the first thing is I created a flyer to attend the Boca Bowl and made it available to HESr. residents for December 18. Chair Jackson then talks a bit about the event and says he can get as many tickets as needed.

Her second issue, she says: there's a tenant at BHB who wants to move to HEF and asks if we can advocate for her to HTG. We'll talk about that outside of the meeting, Chair Jackson responds.

b. Development Committee—Commissioner Jackson

There is no Development Committee report.

c. Finance Committee—Commissioner Towns

There is no Finance Committee report as Commissioner Towns is absent.

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.

g. 501 (c) 3 Committee—Commissioner Jackson

There is no Nonprofit Committee report.

ED Hurt then passes around the FAHRO award that had been added to a frame with the designation given to us, he says. I saw some others we can get to consider in our glory next year, Chair Jackson responds.

He then thanks everyone for coming to the meeting and asks if anyone has any comments, including those on the phone. Ms. Horne commends the Board for the meeting and its work and congratulates them on the award win.

Chair Jackson then adjourns the meeting at 8:17 p.m. The next regular meeting is scheduled for December 14, 2021.