



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, October 12, 2021**

Meeting comes to order at 7:06 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, Commissioners Horace L. Towns and Alexis Lockhart are present while Commissioner Glen L. Spiritis is present on the phone. 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 working for a large development group in New York and also for the municipality. 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

ED Hurt asks to add Resolution 2021-05 to the Agenda under New Business as Item A. Commissioner Spiritis make motion to do so. Second by Commissioner Lockhart. Unanimous vote, 5-0.

III. General Public Comments for RBHA

There are no general public comments.

IV. Consent Agenda

- a. Approval of Minutes—August 10, 2021, Regular Meeting**
- b. Financial Report—August 2021**

c. Financial Report—September 2021

Commissioner Towns makes motion to approve the Consent Agenda. Second by Commissioner Lockhart. Unanimous vote, 5-0.

V. Unfinished Business: None

VI. New Business

a. Resolution 2021-05

The Resolution is about the death of the wife of Mr. Wells. ED Hurt reads the Resolution into the record. He then asks for a roll-call vote.

Yes—Chair Jackson, Vice Chairwoman Thurmond, Commissioner Towns, Commissioner Spiritis, Commissioner Lockhart.

No—none.

Unanimous vote, 5-0.

b. Discussion of RBHA 2021-22 Operating Budgets

ED Hurt begins the discussion by pointing out October is the new budget year start. He then mentions several issues, including the Authority moving from current offices to the Heron Estates Family site. He hands out move-back plans, talks about the move, the costs, the site, and furniture to be provided.

Chair Jackson says he talked to HTG about whether they'll provide furniture, pay utilities or any other costs.

Attorney Russell says not to take anything for granted; this is business, so get anything from them in writing. Commissioner Spiritis agrees, and discussion ensues, including Chair Jackson asking Attorney Russell to prepare a letter, what the setup will be, the ongoing issue of HTG relations and management, locations, operating expenses and who will pay them.

ED Hurt also suggests considering, related to the operating budget, attending Board training and conferences in and out of state. So, he continues, we'll include travel, training, development activities and other income streams and how they all will affect our budget. I'll bring the operating budget draft to the next meeting.

VII. Executive Director's Report—August-September 2021

ED Hurt begins by saying there's nothing new to report about **Heron Estates Senior (HESr.)**.

Heron Estates Family (HEF). We received the HTG report today, ED Hurt says, indicating that, as of October 15, the project is 65 percent complete. He then calls up Mr. Wells.

I did something different; Mr. Wells begins we're supposed to receive four buildings by December 17, but I don't think it's going to happen: the progress is behind on those four buildings. There is one good thing, though, he adds: Green 2 Greener was there today, planting trees and putting in the water system. Discussion ensues about the concerns of Mr. Wells: vandalism, no security, some buildings behind schedule. Brown Electric is doing a good job, Mr. Wells continues, Jackson Land Development has lots of

minorities and then mentions other minority contractors and the work they're doing way more minorities than the contractors on the first project, he says.

ED Hurt then points out to Vice Chair Thurmond where the RBHA offices will be on the map. Have y'all looked into individual units for water damage and mold at Heron Estates Senior, she asks.

The property manager ignores me, Mr. Wells responds, he uses power washer to clean the hallways and he doesn't get it.

We'll compose a letter to HTG about the issue, ED Hurt responds; should Attorney Russell do it, Chair Jackson asks. Yes, the ED replies, and then Vice Chair Thurmond mentions a particular tenant and asks about issues with apartment units. Discussion ensues about the best way to respond. Add the issue to the letter Attorney Russell is writing, Chair Jackson says, which ED Hurt says will reflect our concerns. He then continues with other development initiatives.

Temporary Housing for Homeless Families. The project is on hold about discussions with HUD for funding right now, the ED begins, and then brings in Mr. Booty, who says they're moving forward.

1130 Blue Heron Boulevard (BHB). We received a vacancy in apartment 2 without notice, ED Hurt begins. The unit is being refurbished, there's no giveback required of security deposit, it's an affordable housing unit. We are now seeking a family to move in, he adds.

NSP Properties. ED Hurt talks about the sewage line of 23rd Street house.

Other Activities. ED Hurt says the Board attended the FAHRO conference, won the Outstanding Small Agency award, in-person NAHRO has been cancelled and is now virtual. He then reads into the record the Authority's new Mission Statement, Vision Statement and Motto and asks if there's any questions. He concludes his report.

VIII. Authority Report—Attorney Matthew C. Russell

Attorney Russell begins by commending the Board on a very good meeting. He then reads from a book about making motions and commends the Chairman for his efforts.

IX. Committee Reports

a. Community Relations Committee—Commissioner Thurmond

There is no Community Relations report.

b. Development Committee—Commissioner Jackson

Chair Jackson says he went to Heron Estates today and made some remarks connected, in part, to the pool. Does the pool need a fence around it from your experience, asks ED Hurt. I talked to them about a fence and a hedge, Chair Jackson replies, and says Bryan Finnie implied it would happen, but we want to ensure that it does. Discussion continues about the pool and keeping it safe, and Chair Jackson says to add it to the letter Attorney Russell is putting together.

c. Finance Committee—Commissioner Towns

There is no Finance Committee report.

d. Section 3 Committee—Commissioner Spiritis

Glad to hear about Ray Wells positive reports on Section 3 contractors, Commissioner Spiritis says.

e. HCV Program Recovery Committee—Commissioner Spiritis

There is no HCV Program Recovery report.

f. Marketing Committee—Commissioner Lockhart

There is no Marketing Committee report.

g. 501(c) 3 Committee—Commissioner Jackson

There is no 501 (c) 3 Committee report.

ED Hurt says at the end of the meeting, we will celebrate Commissioner Lockhart's, Chair Jackson's, and Vice Chair Thurmond's birthdays.

Chair Jackson then adjourns meeting at 8:06 p.m. The next regular Board meeting will be November 9, 2021.