



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, January 11, 2022**

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 and Commissioner Horace L. Towns are present while Commissioner Glen L. Spiritis is present on the phone. Commissioner Alexis Lockhart is absent. Quorum.

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

c. Disclosures by Any Board Members

Commissioner Spiritis discloses that he's acting as a consultant in the New York metropolitan region on affordable housing, with no conflict with the Authority or the City of Riviera Beach. 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 says that Attorney Russell wants to make change to the Agenda. Attorney Russell talks about it and why; discussion ensues. Vice Chairwoman Thurmond makes motion to change the order of the Agenda. Second by Commissioner Towns. Unanimous vote, 4-0.

III. General Public Comments for RBHA

Ms. Washington comes into the meeting to speak on behalf of Heron Estates Senior residents, hands out her list of their concerns, talks about it and says she got emails from residents. Ms. Shepherd then comes in, saying residents have been calling her for a year and a half, talks about their problems, including mold. She says seniors were concerned, too, about being evicted. I related those concerns previously to Mr. Hurt, she adds, and says the property manager needs to be more effective. Discussion ensues.

Chair Jackson says we will address all the issues, goes back to the agenda, then calls for a motion to approve the Consent Agenda.

IV. Consent Agenda

- a. Approval of Minutes—December 21, 2021, Regular Meeting
- b. Financial Report—December 2021

Vice Chair Thurmond makes motion to approve the Consent Agenda. Second by Commissioner Towns. Unanimous vote, 4-0.

Then, Chair Jackson calls for approval of the re-organized agenda. Vice Chair Thurmond makes motion, followed by Commissioner Towns making second. Unanimous vote, 4-0.

V. Unfinished Business: None

VI. New Business: None

VII. Executive Director's Report

ED Hurt begins his Report by talking development activities.

Heron Estates Senior (HESr). The development is 100 percent occupied, he says, then mentions concerns received that will be addressed.

Heron Estates Family (HEF). The development is 74 percent complete, and March of 2022 is now the completion date, he says. All 79 units have been pre-leased, he adds, but because the opening date has been pushed back from December to March, which may change. ED Hurt then calls up Mr. Wells, who says he has several items to highlight. They include:

- a. Attending meeting with developer, contractors, and the County
- b. Street lighting, hot tub and swimming pool issues, front and rear doors, minority subcontractors

ED then continues the rest of his report. He talks about homeless housing development and mentions the work of Terry Booty of Urban Farmers, who is on the phone, and talks about moving forward this year on the homeless housing initiative.

1130 Blue Heron Boulevard (BHB). Nothing happening there, the ED says, and the complex is fully occupied.

NSP Properties. Nothing is happening and each house is occupied, ED Hurt says.

He then mentions upcoming conferences for 2022, hands out the listing and goes through it, including listings for NAHRO (National Association of Housing and Redevelopment Officials) and PHADA (Public Housing Authorities Directors Association) conferences, which the Board considers attending. Discussion ensues about particular conferences, who should attend and why. ED Hurt says he plans to attend, in February after a Board meeting, FAHRO (Florida Association of Housing Redevelopment Officials)'s Executive Director's forum.

VIII. Authority Report—Attorney Matthew C. Russell

Attorney Russell commends the Board on the conduct of the meeting and explains why he's not in the room.

IX. Committee Reports

a. Community Relations Committee—Commissioner Thurmond

There is no report, Vice Chair Thurmond begins, but then talks about meeting in response to issues raised by Ms. Washington.

b. Development Committee—Commissioner Jackson

There is no report, Chairman Jackson says, but says he met with Mr. Wells at the HEF site today and went over different items.

c. Finance Committee—Commissioner Towns

There is no report, Commissioner Towns says, but that next week he'll do one.

d. Section 3 Committee—Commissioner Spiritis

There is no report, Commissioner Spiritis said, but that he is waiting to see what happens next.

e. HCV Program Recovery Committee—Commissioner Spiritis

There is no HCV Program Recovery report.

f. Marketing Committee—Commissioner Lockhart

There is no Marketing report as Commissioner Lockhart is absent.

Chairman Jackson then adjourns the meeting at 7:40 p.m. The next Regular Board meeting will be February 8, 2022.