



**RIVIERA BEACH HOUSING AUTHORITY**  
Building Excellence

**Riviera Beach Housing Authority  
CRA Clean & Safe Ambassador Center  
1229 E. Blue Heron Boulevard  
Riviera Beach, FL 33404  
Regular Board Meeting  
Official Meeting Minutes  
Tuesday, December 21, 2021**

**Meeting comes to order at 7:10 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 Horace L. Towns, Alexis Lockhart, and Glen L. Spiritis are present. Quorum.

Also present: Board Attorney Matthew C. Russell; Ray Wells, construction consultant; Margaret Shepherd, an RBHA tenant, and her daughter, Angela Burgess; and, on the phone: Barbara Horne, member of the public.

- c. Disclosures by Any Board Members**

Commissioner Spiritis discloses that he is currently doing consulting work 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**

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

- III. General Public Comments for RBHA**

There were no public comments.

- IV. Consent Agenda**

a. Approval of Minutes—November 12, 2021, Regular Meeting

Commissioner Towns makes motion to approve the Nov. 12 Meeting Minutes. Second by Commissioner Lockhart. Unanimous vote, 5-0.

b. Financial Report—November 2021

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

**V. Unfinished Business—None**

**VI. New Business**

a. Resolution 2021-08 Approval of the Purchase of Vacant Parcel—W. Blue Heron Blvd.

ED Hurt begins by reading the Resolution into the record. Commissioner Spiritis makes motion to pass the Resolution. Second by Commissioner Lockhart. Chairman Jackson asks about the \$49,000 plans and ED Hurt responds, including that the City is OK with the plans, which include three two-bedroom, two-bath units. Commissioner Spiritis asks about traditional housing and thanks the ED for moving forward so quickly and doing an excellent job.

Roll Call vote:

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

No—None

Unanimous vote, 5-0.

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

ED Hurt begins the report by talking about the Authority's development activities.

**Heron Estates Senior (HESr).** The development is finished and fully occupied; the ED begins.

**Heron Estates Family (HEF).** The monthly report from HTG says the development is 74 percent complete, the finish date has changed, and the occupancy launch is looking like March of 2022, he says, then calls in construction consultant Ray Wells, who begins by saying he's been focused on the minority contractors—Brown Electric, Urban Farmers, Green to Greener—and that they're all doing a good job. Chair Jackson then mentions some things he's noticed that they're doing, while Mr. Wells talks about each building and its status, including that of electricity and doors.

ED Hurt continues about other development initiatives.

**Homeless.** The acquisition of a site has happened, he says, development will begin and we're seeking funding.

**1130 Blue Heron Boulevard (BHB).** A previously vacant unit has now been leased, ED Hurt says.

**NSP Properties.** They are all occupied, he says.

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

Attorney Russell says the meeting has been well-done and season's greetings to each of you.

## **IX. Committee Reports**

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

There is no Community Relations report.

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

There is no Development Committee report, but I'm satisfied with the work being done over there, Chair Jackson says, and Ray Wells has done a good job.

### **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, but adds that he's impressed with the work thus far of the minority contractors.

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

There is no HCV Program Recovery Committee report.

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

Commissioner Lockhart thanks her colleagues who attended a breakfast event at the North Palm Beach (NPB) Chamber of Commerce, where she's the Communications Coordinator, and says they now know what we're doing.

### **g. 501 (c) 3 Committee—Commissioner Jackson**

There is no formal report, Chair Jackson says, but for 2022, we really need to 'press the gas' to be able to ensure people are getting affordable housing—whether for rent or to purchase.

Commissioner Towns then talks about the NPB Chamber and how it now knows the good work we're doing and thanks Commissioner Lockhart for the invitation and for her work.

Chair Jackson then brings up the FAHRO award—including the name of the award—thanks Vice Chair Thurmond for her work at HESr. and thanks supporters in the room for coming.

Ms. Shepherd then asks about BHB and whether its issues have to go through City zoning and about the closed pool at HESr. Mr. Wells responds that the pool was closed because of COVID. Why, asks Chair Jackson, to which Vice Chair Thurmond replies that she talked to Property Manager Tony Poland who agreed, but that there's a plan to reopen it. Discussion continues about BHB but primarily about the pool, the right to have access, fees paid to get in the water.

Chair Jackson then thanks all for coming and adjourns the meeting at 7:45 p.m. The next regular meeting is scheduled for January 11, 2022.