



**Riviera Beach Housing Authority  
CRA Clean & Safe Ambassadors Center  
1229 E. Blue Heron Boulevard  
Riviera Beach, FL 33404  
Regular Board Meeting  
Official Meeting Minutes  
Tuesday, December 15, 2020**

**Meeting comes to order at 7:29 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 Hurt, Chairman Jeffery B. Jackson is present and presides. Vice Chairwoman Jessica Thurmond is also present as are Commissioners Horace Towns, Glen Spiritis and Alexis Lockhart. Quorum.

Also present: Board Attorney Matthew Russell; Ray Wells, construction consultant; and Brian Finnie, Housing Trust Group (HTG), who attended via phone.

**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 a number of development projects and that he is now a candidate for Riviera Beach City Council District 4. 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 Vice Chair Thurmond. Unanimous vote, 5-0.

**III. General Public Comments for RBHA**

There were no public comments, but ED Hurt says there will be attendance on conference call, but no one is here now.

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

a. Approval of Minutes—November 10, 2020 Virtual Regular Meeting

Commissioner Towns makes motion to approve. Second by Commissioner Spiritis. Unanimous vote, 5-0.

b. Financial Report—November 2020

Commissioner Towns makes motion to approve. Second by Commissioner Spiritis. Unanimous vote.

#### **V. Unfinished Business (Call for Public Comments on Item)**

a. Discussion of RBHA Mission Statement

ED Hurt begins by giving background on how the Board got to the discussion, which continues. Chair Jackson recommends a workshop, Commissioner Spiritis makes motion for the Board to host a Mission Statement discussion, second by Commissioner Lockhart and a 5-0 unanimous vote.

Mr. Hurt then says he'll send possible workshop dates to the Board—he's thinking sometime in January, and the Board agrees by consensus.

#### **VI. New Business**

a. Resolution 2020-13: Approval of Contract for Financial Management Services

ED Hurt reads the Resolution into the record and then explains how the Authority got to where it is today on this issue; that he's worked with the chosen consultant, Stephen M. Veling, in the past; and why we need a financial consultant.

Commissioner Spiritis makes motion to approve the Financial Management Services contract for discussion, with second by Commissioner Lockhart.

Commissioner Towns asks if there's any conflict of interest with this particular consultant because ED Hurt knows and has worked with him. No, the ED responds; it was a business-related relationship only.

Commissioner Spiritis then asks Attorney Russell if the contract requires an RFP or a particular bidding procedure? Attorney Russell indicates that given the not to exceed amount of the Contract it's a small purchase and he didn't think an RFP was necessary.

Commissioner Spiritis then amends his motion to include grammatical changes to the Resolution as read by the Executive Director. Second by Commissioner Lockhart Unanimous vote, 5-0.

#### **VII. Executive Director's Report—November 2020**

ED Hurt begins by trying to get Mr. Finnie on the line, wasn't successful, continues report.

**Heron Estates Senior (HESr).** The development is 100 percent complete and occupied, ED Hurt says. And, thanks to Vice Chair Thurmond, he adds, we have all 11 public housing units occupied with one new lessee.

**Heron Estates Family (HEF).** ED Hurt says there are two reports. Mr. Finnie comes into the meeting at 7:50 p.m. by phone while ED Hurt calls up Mr. Wells for his construction-related report.

Mr. Wells begins by noting the report is a summary, covers the period week 4 through week 8 of the construction schedule. The underground system (storm drains) are 7 percent in place, he begins, then continues with updates on construction, plumbing, electrical.

ED Hurt then calls for Mr. Finnie to update from his perspective, including Section 3-related matters.

Mr. Finnie begins with HTG's Section 3 outreach, including fact of January 9 job fair with the Mosnar Group; everything is moving in the right direction, he says.

Then, discussion moves to include the southside wall that needs to be replaced; issues related to Spinnaker Landing; complaints that phones are not being answered at HESr; continued concerns about alligators. Mr. Well said he will follow-up with a report for the next Bord Meeting. Chair Jackson questioned on the plans for Heron Estates Family groundbreaking. Mr. Finnie responded he would have to get back on that given the Covid situation about the availability of HTG personnel.

Commissioner Spiritis then asks for a report on Section 3. I don't have a report tonight, Mr. Finnie replies, but we're hiring more Section 3 contractors.

ED Hurt releases Mr. Finnie from the meeting at 8:14 p.m.

**1130 Blue Heron Boulevard (BHB).** We have one vacancy, ED Hurt says, we're refurbishing the unit and Mr. Wells is overseeing it.

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

Attorney Russell comments, again, on how well the Authority hosts its meetings. It's been a pleasure working with the Board this year, he adds, stay safe and I look forward to working with you all next year.

#### **IX. Committee Reports**

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

Vice Chair Thurmond says she joined Commissioners Lockhart and Towns at Mayor Ronnie L. Felder's free-turkey-and-gas giveaway—with 45 HESr. residents participating.

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

There is no Development Committee report.

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

There is no Finance Committee report.

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

We have the job fair coming up in January, the Commissioner notes, so hopefully we'll get more Section 3 involvement.

e. HCV Program Recovery Committee—Commissioner Spiritis

There is no HCV Program Recovery report.

f. Marketing Committee—Commissioner Lockhart

Commissioner Lockhart begins by noting there was a 750 percent increase in interactions on social media this month and a 23 percent increase in followers. The ‘happy Thanksgiving’ post was the most popular.

ED Hurt then says it’s been a pleasure working with y’all for another year, extends warm holiday wishes and hands out gifts to each Commissioner. I thank you all, he says, for keeping this Authority vibrant and relevant and I hope we’ll be here next year to do the same thing.

I really appreciate this great experience, Commissioner Lockhart says, as each Commissioner makes end-of-year comments. We’re doing some really important things, Chairman Jackson says.

The Chairman then makes closing remarks focused on moving forward, celebrating the holidays and working together. He then adjourns the meeting at 8:24 p.m. Next regular Board meeting will be January 12, 2021.