



**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, March 16, 2021**

Meeting comes to order at 7:11 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 is present as are Commissioners Horace Towns and Glen Spiritis, while Commissioner Alexis Lockhart is absent. Quorum.

Also present: Board Attorney Matthew C. Russell; Ray Wells, construction consultant; and by phone, Barbara Horne, member of the public.

- 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 with a number of developers. 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, 4-0.

- III. General Public Comments for RBHA**

There are no comments from the public, but ED Hurt points out that Barbara Horne is on the phone.

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

a. Approval of Minutes—February 9, 2021

Commissioner Towns makes motion to approve the February 19, 2021 minutes. Second by Commissioner Spiritis. Unanimous vote, 4-0.

b. Financial Report—February 2021

Vice Chair Thurmond makes motion to approve the February 2021 Financial Report. Second by Commissioner Towns. Unanimous vote, 4-0.

V. Unfinished Business—None

VI. New Business—None

VII. Executive Directors Report—February 2021

ED Hurt begins with an update on Development Activities.

Heron Estates Senior (HESr). There is no report, Mr. Hurt says, but adds that Mr. Wells may bring up something during his report regarding painting.

Heron Estates Family (HEF). According to HTG’s March report, the project is 28 percent complete, Mr. Hurt says, adding that Mr. Wells will bring us more up to date with his report.

Commissioner Spiritis says he was at the site when the vaccine was being given to seniors and had some concerns: contractors and staffers are looking in the windows of residents, so can we provide blinds or shades? Discussion ensues about the condition of blinds, construction dust, living near trailers. We’ll follow up, says ED Hurt. Commissioner Spiritis then also says that 100 percent of the people love living there, so hats off to the housing authority.

Mr. Wells then comes forward with his report, talking about the construction dust, building foundations, the blinds issue and says that, all in all, still, the contractor is doing a good job. His biggest issue, he says: there’s no security or surveillance cameras onsite. He notes that Newbold Construction said that before expensive products come, cameras will be installed. Discussion ensues about paint color, quality and warranty.

ED Hurt notes that, this week, he referred a security camera company to Tony Poland, the HESr. property manager.

Commissioner Spiritis then says there’s a local developer interested in partnering with the Authority, while ED Hurt says he received a call from the Palm Beach County Housing Authority, asking if it can piggyback on one of our development RFPs for a project in West Palm Beach. Discussion ensues on both; if anything materializes with Palm Beach County, I’ll let you know, says the ED.

1130 Blue Heron Boulevard (BHB). We’re still looking for an appropriate tenant, ED Hurt says, and are now talking to a family now living in a hotel to see if they’re eligible.

NSP Properties. There's really nothing to report, the ED begins, but we've finished some exterior painting and cabinet painting at 167 E. 23rd Street, which is Margaret Shepherd's place. We're looking to also do work—more painting—at 1130 and at 194 E. 30th Street.

Vice Chair Thurmond then asks about the federal pandemic funding; is it still available? Yes, ED Hurt responds, I'll check and let you know. Commissioner Spiritis then asks about the trillion-dollar stimulus project proposed at the national level; will we get any of that money? I'll review the proposal, ED Hurt responds.

Commissioner Towns asks if HEF needs any labor or staff? They're about to 'rev up,' Mr. Wells responds. Discussion ensues about the subject, the types of work. Send the information to me, Commissioner Towns says; I'm getting lots of questions about getting work. The discussion continues, including about Section 3 contractors and ensuring they're getting some of the work.

ED Hurt then checks to see if Brian Finnie is on the line, he wasn't, so Chairman Jackson calls him at 7:39 p.m. and gets him on his phone. With the speaker on.

Chairman Jackson asks Mr. Finnie about the drywall contractor, Randolph Construction, and whether it had gotten any work. Essentially no, Mr. Finnie replies; we offered them an opportunity months ago and they said no. What opportunity, asks Commissioner Spiritis. Work on the project, Mr. Finnie answers.

After a bit more discussion, Chairman Jackson releases him from the call at 7:46 p.m.

Discussion continues, primarily from Chair Jackson and Commissioner Spiritis, about the disappointment in local skilled contractors not getting any work on the project. Both felt Mr. Finnie's comments on the topic were unacceptable.

VIII. Authority Report—Attorney Matthew C. Russell

Attorney Russell begins by noting that, at the last meeting, he received formal notice about the demand for monetary compensation for work allegedly done at HESr. by the Mosnar Group. We've had several phone conferences with them and are now at a standstill, he says. HUD sees no reason to enter into agreements with them, plus, the insurance company says it'll provide assistance if we go to court but will not indemnify us. Any questions?

How much are they asking for, asks Commissioner Spiritis. ED Hurt replies that Mosnar wants \$620,000, the amount of development fees the Authority would receive. Discussion continues on the topic, including about signatory agreements, frivolous lawsuit and development fees.

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 Chairman Jackson says he rode around the HEF project and met a developer interested in collaboration with us. ED Hurt says he'll set up a meeting with him and the Board.

c. Finance Committee—Commissioner Towns

There is no Finance Committee report.

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

As Commissioner Lockhart is not present, there is no Marketing Committee report.

Chair Jackson then asks if anyone has any closing remarks. None, says Mr. Wells.

Commissioner Spiritis says we should be looking into homeless shelters and transitional housing as a beneficial project to consider and we'll get lots of community support. Discussion ensues: how to sustain it, how to build it, finding a good partner, working with the veteran's administration.

Commissioner Towns says he's started a nonprofit doing transitional housing, then starts talking politics and how the Board needs to work together to push forward.

Vice Chair Thurmond then says she experienced homeless for three months after a house fire before she moved into the housing authority space on 30th Street, so she agrees with the need for homeless housing. There's a need out there, she says.

There is no greater inspiration than that, says Chair Jackson, who then starts talking about his personal youth experiences growing up in the Glades, about community service, about retirement.

Ms. Horne then discusses housing concerns she has.

X. Adjournment

Chair Jackson adjourns the meeting at 8:20 p.m.—in celebration of the birthday of Attorney Russell!

ACTION ITEMS

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