

**Riviera Beach Housing Authority
2001 Broadway, suite 101
Riviera Beach, FL 33404
Regular Board Meeting
Official Meeting Minutes
Tuesday, August 13, 2019**

Meeting comes to order at 7:04 p.m.

I. Call to Order:

Moment of Silence—Pledge of Allegiance

Roll Call and Recording of Absences

Upon roll call by Executive Director (ED) John Hurt, Chairman Delvin Thomas is present and presides. Vice Chairman Jeffery Jackson and Commissioners Jessica Thurmond, Horace Towns and Glen Spiritis are present. Quorum.

Also present: Board Attorney Matthew Russell, Ron Davis of the Mosnar Group.

Disclosures by Any Board Members

Vice Chair Jackson discloses that he sits on the board of Thousand Oaks and the RBHA owns property in Thousand Oaks.

II. Consent Agenda

a. No Items

III. Approval of the Agenda, Additions/Deletions

Commissioner Towns makes motion to accept the meeting agenda as is. Second by Commissioner Thurmond. ED Hurt recommends adding to the agenda the conducting of a lottery for the 11 housing units the Authority has at Heron Estates Senior. Chair Thomas adds it as Item #4 and moves all else down. Unanimous vote, 5-0.

IV. Heron Estates Lottery

ED Hurt says the lottery is to choose 11 candidates from the 40 applications that have been found eligible. Those 40 application names are in this bowl, Mr. Hurt indicates, and says Attorney Russell will pull the 11 names. Commissioner Towns videotapes the pulls.

The names: Amon Shaw; Alan Pinder; Mary Wynn; Delinder Whitfield; Milton Searcy; JoAnn Dobson; Linda Cox; Dorothy Hightower; R.C. Taylor; Mamie Lundy; and Oscar Walker.

They are the names that will be eligible to apply for the 11 units through HTG, the management agent, Mr. Hurt says, and everything will be presented—the applications, the chosen names—subject to audit.

V. Approval of Minutes—July 9, 2019 Regular Meeting

Commissioner Towns makes motion to accept the Regular Meeting Minutes from July 9, 2019. Second by Commissioner Thurmond. Unanimous vote, 5-0.

VI. Financial Report—July 2019

ED Hurt begins by going through each check register.

In the Operating Account #0223, it started with a balance of \$26,852.22 and ended with \$3,377.40. There were two large expenses, which he explains.

In the NSP Account #1501, the start was \$3,816.38 and the end: \$7,039.69.

The Restricted Account #3322 began with a balance of \$741,425.14 and ended with \$724,438.84. The main difference, ED Hurt notes, is payment to the affordable housing consultant for work performed.

Lastly, the Security Deposit Account, #2210, had no real change: \$1,006.34 start and \$1,006.37 end.

ED Hurt then discusses operating income. Regarding the NSP Budget, he notes that, it may look like a deficit, but it doesn't include rents to be paid the next couple of months.

Chair Thomas receives the report for filing.

VII. Executive Director's Report—July 2019

a. Update on RBHA Development Activities—Heron Estates

ED Hurt begins by noting that Heron Estates Senior is 99 percent complete as he hands out the monthly development report from HTG. The vision of this board, Mr. Hurt says, has come to fruition. Discussion then turns to the grand-opening ceremony.

Commissioner Spiritis asks about rent amount concerns with HTG. ED Hurt replies that there were two issues, age limit and rent amounts, we met with them and, as a result, they went back up to age 62. With the rent, he says, HTG is keeping 2018 rents—which is not a decrease but is also not an increase to 2019 rates. He explains what else was discussed at the meeting.

Is this within what the board was expecting, Commissioner Spiritis asks. I, for one, am not satisfied, says Vice Chair Jackson; discussion ensues about board options to get out of the master-development agreement, the grand-opening ceremony, budget data and other issues.

ED Hurt then hands out the monthly HTG report on Heron Estates Family and notes that he spoke with HTG about replacing the first architect. I had some local architects to contact HTG, which said the selection had already been made. He then updates the board on the process, the status of the project and where it's headed.

Discussion then returns to the issue of rents—and the effects on Phase 2 of the master-development agreement, pool v. basketball court and other issues.

Commissioner Spiritis then asks ED Hurt to find out and provide the per-square-foot costs for Phase 2.

Mr. Davis then notes that the displeasure he's hearing from the board needs to be shared with the HTG leadership team—including the owner. ED Hurt agrees and suggests he put all of the Authority's

concerns in writing, send a letter to HTG and meet with them before the next board meeting. He then suggests scheduling a workshop so they can have an open discussion; the board agrees by consensus and discuss when, who to invite and other matters.

ED Hurt then discusses other development initiatives, including meetings held with the CDC about the 11th Street mixed-use project, the project phases, what will be built. He also mentions the 20th Street project and that it's near the end of the pre-development phase and at a critical stage of site control to determine the best path forward. It needs a development project, he adds; they're considering an RFQ.

He then calls up Mr. Davis, who talks about the projects, paths forward, equity partners. He'll have definite outcomes at the next board meeting.

ED Hurt then talks about the purchase of 1130 Blue Heron Boulevard, challenges due to environmental issues and a submitted extension request on the closing.

Ray Wells enters the meeting at 8:27 p.m.

ED Hurt asks the board to allow him to give his report on Heron Estates Senior, it agrees and Mr. Wells begins by noting that his overall opinion is favorable: there's a good work crew that works well together, there's some shortcomings related to countertops and cabinets that threw off the schedule but they are good quality products.

b. Update on NSP Properties

There is no update, ED Hurt says.

c. Other Activities

Commissioner Towns notes he attended a housing-related conference in July and wants to provide an update. He hands out his written report and notes it was the best conference he'd attended. He spoke to HUD Director Ben Carson and others, learned about regulations, opportunity zones and project funding.

VIII. Authority Report

a. Attorney Matthew Russell

Attorney Russell points out that, even as he enjoys listening to the board's discussions, he wants them to know that whispering to each other is a violation.

IX. Unfinished Business: None

X. New Business

a. Resolution 2019-08: Approval of Heron Estates Senior Tenant Selection Plan

ED Hurt asks to table the item. Commissioner Towns makes motion to table Resolution 2019-08. Second by Commissioner Spiritis. Unanimous vote, 5-0.

XI. Committee Reports

a. Community Relations Committee—Commissioner Thurmond

Commissioner Thurmond asks, now that we've done the lottery selection, what's the plan to alert them? ED Hurt says letters will be sent. Will we be continuing the waiting list, she then asks; yes, replies ED Hurt. What about welcome gifts for each tenant, she asks; possibility, Mr. Hurt replies, depending on what the gifts are and who pays for them.

Commissioner Towns makes motion to discuss potential tenant gifts and ED Hurt's suggestions. Second by Commissioner Thurmond. Discussion continues.

Commissioner Towns amends his motion. Second by Commissioner Thurmond. Unanimous vote, 5-0.

Discussion continues about potential event options, such as for Thanksgiving and Christmas and RBHA cell phones lines via AT&T.

b. Development/Section 3 Committee—Commissioner Jackson

There is no Development/Section 3 Report, but Vice Chair Jackson says he plans to set a lunch meeting with ED Hurt and a potential investor. And Commissioner Spiritis says he thought he was the Section 3 Committee.

c. Finance Committee—Commissioner Towns

There is no Finance Committee Report.

d. HCV Program Recovery Committee—Commissioner Spiritis

ED Hurt says he's still awaiting a response from 'his colleague' and by next meeting should have something to discuss.

XII. Public Comments and General Discussion

Mr. Wells makes a suggestion to ED Hurt about grants.

Chair Thomas adjourns the meeting at 9:18 p.m. Next regular board meeting is scheduled for September 10, 2019.

ACTION ITEMS: Commissioner Spiritis then asks ED Hurt to find out and provide the per-square-foot costs for Phase 2.

ED Hurt agrees and suggests he put all of the Authority's concerns in writing, send a letter to HTG and meet with them before the next board meeting. He then suggests scheduling a workshop so they can have an open discussion; the board agrees by consensus and discuss when, who to invite and other matters.

Mr. Davis then notes that the displeasure he's hearing from the board needs to be shared with the HTG leadership team—including the owner. ED Hurt agrees and suggests he put all of the Authority's concerns in writing, send a letter to HTG and meet with them before the next board meeting. He then suggests scheduling a workshop so they can have an open discussion; the board agrees by consensus and discuss when, who to invite and other matters.