

Riviera Beach Housing Authority
2001 Broadway, suite 101
Riviera Beach, FL 33404
Special Board Meeting
Official Meeting Minutes
Monday, September 16, 2019

Meeting comes to order at 4:59 p.m.

- I. Moment of Silence—Pledge of Allegiance**

- II. Roll Call and Recording of Absences**
 - a. Delvin Thomas, Chairman
 - b. Jeffery Jackson,, Vice-Chairman
 - c. Jessica Thurmond, Commissioner
 - d. Horace Towns, Commissioner
 - e. Glen Spiritis, Commissioner

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

Also present: Board Attorney Matthew Russell; Ron Davis of the Mosnar Group; Ray Wells, construction project consultant; Anthony Poland, Heron Estates Senior property manager; Steven Boyinton, Phase 2 architect; Jason Larson, a VP of Development at HTG; and Barbara Horne, member of the public.

III. Disclosures by Any Board Members

Commissioner Spiritis discloses that he's finalizing an agreement with a county in North Carolina for consulting services in housing and economic development.

Chair Thomas then passes the gavel to Vice Chair Jackson, who will now act as Board Chairman. Chair Jackson then tells ED Hurt to take the lead.

Bryan Finnie, a VP of Development at HTG, enters meeting at 5:05 p.m.

IV. Discussion of Heron Estates Family

ED Hurt begins by talking about why we're here: development pro forma, construction phases and concerns about Heron Estates Senior from the board. He then turns the focus over to Mr. Finnie.

Mr. Finnie points out who's in the room: Mr. Larson and Mr. Boyinton, the architect, who will talk about the layout and design. He then hands out an 'explainer' of Heron Estates documents, including the project setup; the 'capital stack'—which lays out how the project is financed; a 'sources and use' document, which explains how money is spent; a yearly pro-forma document; and a 'draw' schedule, which explains how money comes in and how it goes out.

Chair Jackson asks ED Hurt if the architect could present first; yes, ED Hurt says, and then introduces Mr. Boyington, HTG architect, who says the budget for Heron Estates Phase 2 is tight; there's no margin for error. He then talks about Phase 1, architecturally; why Phase 2 is townhomes; why it looks the way it does. He goes through the site plan and why he designed it the way he did.

Discussion ensues, with the board asking questions and the HTG team answering.

Chair Thomas asks how many 1, 2 and 3 bedrooms and Mr. Boyinton replies 19, 40 and 20, respectively, and, then, the Chair asks about the design's life span. The design 'pays respect' to Phase 1's appearance, Mr. Boyinton says.

There were also concerns about storm water management, handicapped accessibility and increasing the number of larger units.

Vice Chair Jackson asks about enlarging the Community Gym room; Mr. Finnie replies they did that size because of a plan that includes office space for the Authority.

Commissioner Thurmond is concerned about the number of each unit size: the number of one bedrooms v. two- and three-bedroom units; I thought this was for families, she says. Mr. Finnie says that can be evaluated.

Vice Chair Jackson asks about the gated entry, and Mr. Larson responds that the County made that decision: we wanted ingress and egress there and the County said no. ED Hurt then asks if there had been any discussion about placing a red light on the shared entryway with Spinnaker Landing. Mr. Finnie says that had not come up; we can petition the City and/or the County to have one put there.

Discussion continues, including questions and answers related to a buffer between the two phases; the size of the Heron Estate signs; separating construction from Phase 1; construction timing; a utility allowance study; and price points for units and who will be eligible to live in them.

Vice Chair Thomas then requests a 10-minute break, which Chair Jackson grants at 6:31 p.m.

The meeting restarts at 6:42 p.m.

V. Discussion of Heron Estates Senior

ED Hurt begins by bringing up board concerns, including construction cost overruns; response to Section 3 initiatives; and entry to units. Mr. Finnie first says the project isn't experiencing cost overruns, but contingency costs and explains the difference. Discussion ensues about that and a host of other topics, with the board asking questions and the HTG team answering.

Commissioner Spiritis asks about contingency funds and on what they were spent; Mr. Finnie explains the four areas of overruns, goes into detail, cites figures.

Then, as directed by Chair Jackson, ED Hurt turns the discussion to the fact the board is concerned about whether any bidding opportunities exist for small, local, Section 3 contractors. I'm not sure we got cooperation on that, ED Hurt notes, and then calls up Mr. Wells.

Mr. Wells spells out his onsite experiences with the HTG construction team, pointing out three different opportunities for small local contractors to get work—fencing and the wall, for two—that he expressed to the team that were ignored. He cites some other points.

Mr. Finnie replies this is the first he's heard these concerns and apologizes. Discussion ensues, including Mr. Davis noting that his team was responsible on the front end for Section 3 recruitment but feels some things 'fell through the cracks.'

ED Hurt makes the point that the board wants Section 3 involvement on 'major divisions' of Phase 2.

Discussion then turns to, as ED Hurt says, how information is being shared. Commissioner Thurmond gave some examples that focused on communicating with seniors, for which Mr. Finnie apologizes. It's an area we have to mature in as an organization, he adds.

Commissioner Thurmond then raises the issue of background checks on candidates and how the RBHA goes back a few years but you guys, HTG, are going back 20-30 years. Chair Jackson strongly notes that anything beyond 10 years should not be considered. ED Hurt suggests a policy review. Mr. Finnie asks for a list of the denials, while Mr. Larson notes that HUD issued new related guidelines and that HTG will get its understanding to the board.

Chair Jackson and Attorney Russell both pushed to focus on this issue; Mr. Finnie says there's no one perfect answer, he was unaware of these issues and concerns and, he says, we'll have to have that discussion with the HTG leadership.

Other issues came up: color of the perimeter wall; a monument—such as artwork or murals—that had been discussed, including a memorial to the former Ivey Green development; and about selling bricks, pavers and benches to residents and businesses. Ms. Horne says she supports the idea of memorabilia because of the 'historic' nature of the project.

Commissioner Spiritis then brings up the \$8,000 tax bill: the property is a rental, he says. Lots of discussion ensues.

VI. General Discussion and Public Comments

Ms. Horne says she's pleased to learn more about this historic site. Chair Jackson turns the gavel back over to Vice Chair Thomas, who resumes his role as board Chairman and thanks everyone for their work on the project.

Chair Thomas adjourns the meeting at 8:03 p.m.