



**Riviera Beach Housing Authority
2005 West 17th Court
Riviera Beach, FL 33404
Regular Board Meeting
Official Meeting Minutes
August 19, 2025**

Meeting comes to order by Chair Jeffery B. Jackson at 7:16 p.m.

I. Call To Order:

- a. **Moment of silence:** Pledge of Allegiance
- b. **Roll calls and recording of absences:**

Roll Call by Executive Director John W. Hurt. Presents were Chair Jeffery B. Jackson, Vice Chair Jessica Thurmond, Joseph D. Anderson, Leroy Kelson IV, Troy Patrick, Michael Carter and Commissioner Tara Bennett were present. Quorum.

Also present: Board Attorney Ricardo Gilmore was on the Zoom Conference; also on the Zoom Conference was Ms. Barbara Horne. Present in Meeting were Raymond Wells, Operations Manager and Terry Booty, Urban Farmers, Inc. Present from the public was Ms. Margaret Shepherd.

(Note: Commissioner Tara Bennett was administered the Oath of Office by Deputy City Clerk Lawson on Tuesday, August 12, 2025, in the presence of Mayor Douglas Lawson at the RBHA Administrative Office.)

c. Disclosures By Any Board Members

- Chair Jeffery Jackson: Member of Thousand Oaks HOA and the Housing Authority owns property in the community.

II. Consent Agenda: Approval

- a. Minutes – Annual meeting (Rescheduled) July 15, 2025
- b. Minutes - Regular Meeting, July 15, 2025
- c. Financial Report – JULY 2025

Motion by Vice Chair Thurmond, seconded by Commissioner Cater. Approved 7-0



III. Approval of the Agenda, Additions/Deletions

Motion by Vice Chair Thurmond, seconded by Commissioner Carter, Approved, 7 -0.

IV. General Public Comments For RBHA: *None*

V. Unfinished Business: *None*

VI. New Business:

- A. Review and Revisions of the Riviera Beach Housing Authority By-Laws-
 - i. Increase of Board Members from 5 to 7 Members per City Resolution.
 - ii. Change Meeting Day of Regular Board Meetings from 2nd Tuesday to 3rd Tuesday of the Month.

Motion to accept changes by Commissioner Thurmond, seconded by Commissioner Anderson. Approved 7-0.

VII. Executive Director's Report: Executive Director John W. Hurt

Updated ED Report and Operations Manager Report provided.

Discussed:

- A. Heron Estates Community – city of Riviera Beach Swim Program discussed.
- B. 1130 W. Blue Heron- Wells provided update.
- C. NSP – No update.
- D. Development activities, Report by Urban Farmers, Inc.

VIII. Authority Report: Ricardo Gilmore

- A. Attorney Gilmore had Commissioner Leroy Kelson to read into the Record the Voting Conflict statement regarding his abstaining from the vote on the approval of the General Contractor for the Blue Heron Commons project at the Regular Board Meeting on August 19, 2025.

IX. Committee Reports: Chair Jackson and Board discussed committee appointments. It was agreed that more than one commissioner can be appointed to a committee.

- A. Community Relations Committee. *Thurmond-Chair. Kelson, Patrick*
- B. Development and Construction Committee. *Jackson-Chair, Anderson, Carter*
- C. Finance Committee. *Anderson– Chair, Bennett*
- D. Section 3 Committee. *Bennett-Chair, Anderson*
- E. HCV Program Recovery Committee. *Bennett-Chair*
- F. Marketing Committee. *Patrick-Chair*

X. The meeting was adjourned at 8:48 PM.