

**OFFICIAL MINUTES  
OF THE  
COMMISSION ON AFFORDABLE HOUSING (CAH)  
PALM BEACH COUNTY, FLORIDA**

**DECEMBER 18, 2025**

**THURSDAY  
10:30 A.M**

**100 S. AUSTRALIAN AVE  
WEST PALM BEACH, FL**

**MEMBERS:**

Ezra M. Krieg, Chair  
Amy Robbins, Vice Chair  
Nicholas Bixler  
Brandon Cabrera  
George "Adam" Campbell  
Lynda Charles  
Shirley Erazo  
William "Elliott" Johnson  
Tim Kubrick  
Commissioner Bobby Powell Jr.  
Ashley Whidby

**COUNTY STAFF PRESENT:**

Yvette Cueto, Community Development Programs Specialist, Housing and Economic Development (HED)  
Carlos Serrano, Deputy Director, HED

**ALSO PRESENT:**

Asa Griffin, Green Development Partners

**WEBEX ATTENDEES:**

Diane Andre, County Commission Chief of Staff I  
Jonathan Brown, Director II, HED  
Sheila Brown, Community Development Programs Coordinator, HED  
Suzanne Cabrera, Housing Leadership Council (HLC)  
Tammy Fields, Deputy County Administrator  
Steven Figari, FIGARI Capital  
Joyce Grimm, Community Development Programs Specialist, HED  
Michael Howe, Senior Planner, Planning Zoning and Building (PZB)  
Francisco Martell, NRP Group  
Elizabeth Jo Miller, Community Development Programs Manager, HED  
Roslynne Powell, Housing Program Coordinator, HED  
Stefania Russell, Community Development Programs Coordinator, HED

CLERK OF THE CIRCUIT COURT & COMPTROLLER'S OFFICE STAFF PRESENT:  
Jillian Zalewska, Deputy Clerk

**I. Call to Order**

The chair called the meeting to order at 10:31 a.m.

**II. Roll Call**

**Present:** Ezra Kreig, Amy Robbins, Brandon Cabrera, Shirley Erazo, Elliott Johnson, and Tim Kubrick

**Absent:** Nicholas Bixler, Lynda Charles, Commissioner Powell, and Ashley Whidby

**Present via Webex:** Adam Campbell

**III. Approval of Remote Attendance**

**MOTION to approve remote attendance for Adam Campbell. Motion by Elliott Johnson, seconded by Tim Kubrick, and carried 6-0.**

**IV. Approval of Agenda**

**MOTION to approve the agenda. Motion by Shirley Erazo, seconded by Tim Kubrick, and carried 7-0.**

(CLERK'S NOTE: Ashley Whidby Joined the meeting, and Commissioner Powell joined the meeting via Webex.)

**V. Approval of Minutes (November)**

**MOTION to approve the November minutes. Motion by Tim Kubrick, seconded by Ashley Whidby, and carried 8-0.**

**MOTION to approve remote attendance for Commissioner Powell. Motion by Shirley Erazo, seconded by Tim Kubrick, and carried 8-0.**

**VI. Old Business**

***2025 Incentives Review Recommendations Report Final***

**MOTION to approve the final 2025 Incentives Review and Recommendations Report as presented by staff. Motion by Brandon Cabrera, seconded by Shirley Erazo, and carried 8-0.**

## VII. New Business

### ***2026 Meeting Topics and Dates***

The 2026 meeting dates and topics were scheduled as follows:

- January 22<sup>nd</sup> (rescheduled from January 15<sup>th</sup>): Discussion of the HLC's Housing Plan with Suzanne Cabrera and Skip Miller
- February 19<sup>th</sup>: Affordable Housing Advisory Committee report
- March 19<sup>th</sup>: Property insurance costs

Mr. Serrano proposed inviting a subject matter expert to discuss insurance.

Ms. Robbins stated that she knew individuals who were knowledgeable about the topic through her service on a state task force.

Mr. Serrano said that he would also ask Mr. Bixler for recommendations.

- April 16<sup>th</sup>: Transportation
- May 21<sup>st</sup>: Adaptive reuse
- June 18<sup>th</sup>: Development fees
- July 16<sup>th</sup>: Setback requirements
- August 20<sup>th</sup>: County-owned land
- September 17<sup>th</sup>: Park and open space requirements
- October 15<sup>th</sup>: Formulate incentive recommendations for 2026 Incentives Review and Recommendations Report
- November 19<sup>th</sup>: Public comment and discussion of draft 2026 Incentives Review and Recommendations Report
- December 17<sup>th</sup>: Public hearing to adopt the 2026 Incentives Review and Recommendations Report

Mr. Krieg stated that he would like to have Mr. Figari attend the May meeting to discuss adaptive reuse. He asked Mr. Figari if there were any additional speakers the committee should consider inviting.

Mr. Figari responded that he would draft a list of suggested speakers.

#### **VIII. Member Comments**

Mr. Cabrera commended staff for their hard work and accomplishments during the year.

Mr. Serrano thanked the committee members for their efforts.

Mr. Krieg thanked staff and expressed appreciation to Commissioner Powell for his active participation as a member of the CAH.

#### **IX. Adjourn**

**MOTION to adjourn. Motion by Tim Kubrick, seconded by Shirley Erazo, and carried 8-0.**

**At 10:55 a.m., the chair declared the meeting adjourned.**