

**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 22nd (rescheduled from January 15th): Discussion of the HLC's Housing Plan with Suzanne Cabrera and Skip Miller
- February 19th: Affordable Housing Advisory Committee report
- March 19th: 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 16th: Transportation
- May 21st: Adaptive reuse
- June 18th: Development fees
- July 16th: Setback requirements
- August 20th: County-owned land
- September 17th: Park and open space requirements
- October 15th: Formulate incentive recommendations for 2026 Incentives Review and Recommendations Report
- November 19th: Public comment and discussion of draft 2026 Incentives Review and Recommendations Report
- December 17th: 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.