

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

**APRIL 17, 2025**

**THURSDAY  
10:30 A.M**

**2300 NORTH JOG ROAD  
WEST PALM BEACH, FL**

**MEMBERS:**

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

**COUNTY STAFF PRESENT:**

Yvette Cueto, Planner II, Housing and Economic Development (HED)  
Carlos Serrano, Division Director II, HED

**WEBEX ATTENDEES:**

David Abers, North American Development Group  
Jonathan Brown, Director II, HED  
Kerri-Ann Brown, Gulfstream Goodwill Industries  
Sheila Brown, Community Development Programs Coordinator, HED  
Suzanne Cabrera, President & CEO, Housing Leadership Council (HLC)  
Paulette Edwards, Planner II, HED  
Greg Gabriel, Pinnacle Housing  
Lesley George, Housing Liaison, HED  
Joe Glucksman  
Randall Granberry, RDG Development Group  
Michael Howe, Senior Planner, Planning, Zoning and Building  
Gregory Hyson, Nelson & Associates, Inc.  
Annetta Jenkins, Riviera Beach CRA  
Elizabeth Jo Miller, Community Development Programs Manager, HED  
Skip Miller, HLC  
Roslynne Powell, Housing Program Coordinator, HED  
Aldis Roig, Atlantic Pacific Companies  
Stefania Russell, Community Development Programs Coordinator, HED

Shawn Wilt, Plaza Equity

**AHAC REPRESENTATIVES IN ATTENDANCE:**

Michelle Dadich, AHAC Member, City of Delray Beach  
Evelyn Dobson, AHAC Member, City of Delray Beach  
Kimberly Glas-Castro, Assistant Village Manager, City of Palm Springs  
James Labossiere, AHAC Member, City of Boca Raton  
John Linden, Commissioner, Town of Lake Park  
Teresa McClurg, Community Improvement Administrator  
Tami Patel, Community Improvement Program Coordinator, City of Boca Raton  
Richard Reade, Town Manager, Town of Lake Park  
Christen Ritchey, AHAC Member, City of Boca Raton  
Brandon Schaad, Director of Development Services, City of Boca Raton  
Andrew Stoops, Community Grants Coordinator, City of Wellington  
Michele Thompson, Director of Community and Recreation Services, City of Greenacres  
Marc Wigder, City Council Member, City of Boca Raton

**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 10:35 a.m.

**II. Roll Call**

**Present:** Nicholas Bixler, Shirley Erazo, Ezra Krieg, and Amy Robbins

**Absent:** Brandon Cabrera, Lynda Charles, Elliott Johnson, Tim Kubrick, Commissioner Powell, and Ashley Whidby

**Via Teleconference:** Adam Campbell

(CLERK'S NOTE: A quorum was not present at the time of roll call.)

Mr. Krieg stated that, due to the lack of a quorum, the meeting would begin with the AHAC roundtable discussion.

At Mr. Krieg's request, Ms. Cueto announced the names of the online attendees.

(CLERK'S NOTE: Commissioner Powell joined the meeting via Webex.)

For the benefit of the AHAC representatives, Mr. Serrano provided an overview of CAH's role and summarized the incentive recommendations that had been submitted to the Board of County Commissioners (BCC).

(CLERK'S NOTE: Commissioner Powell and Lynda Charles joined the meeting in person.)

Mr. Krieg stated that a quorum was present.

### **III. Approval of Remote Attendance**

**MOTION to allow Adam Campbell to participate in the meeting remotely. Motion by Shirley Erazo, seconded by Amy Robbins, and carried 6-0.**

### **IV. Approval of Agenda**

**MOTION to adopt the agenda. Motion by Shirley Erazo, seconded by Nicholas Bixler, and carried 7-0.**

### **V. Approval of Minutes (February)**

**MOTION to approve the minutes. Motion by Lynda Charles, seconded by Shirley Erazo, and carried 7-0.**

### **VI. Old Business**

No old business was discussed.

### **VII. New Business**

#### **AHAC Roundtable Discussion**

Mr. Krieg invited the AHAC representatives to address the commission members.

Ms. Dobson discussed a 40-foot parcel that the Delray Beach Community Land Trust had purchased. She requested information about the process for obtaining approval to build housing on nonconforming lots.

Mr. Serrano said that he would research the process utilized in unincorporated areas of the county. He also suggested that Ms. Dobson contact the City of Lake Worth.

Mr. Wigder discussed the City of Boca's strategies regarding redevelopment and adaptive reuse of properties. He also spoke about the impact of state legislation, the need for mechanisms to promote homeownership, and transit-oriented development.

In response to Mr. Wigder's comments, Ms. Charles discussed transportation within the downtown area of the City of Boca Raton. She also stated that the CAH should consult with municipalities to learn what strategies they were implementing to address the housing crisis.

Mr. Bixler stated that transportation and affordable housing were interconnected issues.

Ms. Charles discussed the need for condominium development in Palm Beach County.

Mr. Krieg spoke about the Live Local Act's requirement regarding inventory of public lands. He stated that future uses were sometimes established without public input, and some parcels could possibly serve as sites for housing.

(CLERK'S NOTE: Elliott Johnson joined the meeting in person.)

Mr. Brown requested clarification regarding Mr. Krieg's comments. He inquired if Mr. Krieg was requesting that the CAH review the inventory of County-owned properties before departments determined if any of the parcels could be utilized for their needs.

Mr. Krieg responded that he wanted to have further discussions about the most effective way to review possible uses of constrained properties.

Mr. Brown stated that a designated use could not be changed if an additional funding source was involved. He agreed to investigate the issue further and bring back information to the CAH.

Mr. Hyson requested information about a vacant parcel Mr. Serrano had discussed during his presentation.

Mr. Serrano responded that the parcel was located at 5741 Okeechobee Boulevard in West Palm Beach. He offered to send Mr. Hyson information about the property. He also said that the parcel was listed as a surplus property on the Property and Real Estate Management (PREM) website. Mr. Serrano explained that the RFP had not yet been issued to offer the property for development.

Mr. Hyson inquired about the BCC's involvement in decisions regarding development of the property.

Mr. Brown responded that PREM would be responsible for the project, and the BCC would determine the usage.

Discussion ensued about the process for development of a County-owned property.

Mr. Brown said that he would invite Purvi Bhogaita, Division Director IV of Facilities Development and Operations, and Assistant County Administrator Isami Ayala-Collazo to provide further information about the RFP process and the role of the BCC.

Ms. Charles commented that HED could have input if the developer wanted to utilize SHIP funds.

Mr. Brown stated that additional financial incentives were not usually offered when the County contributed property.

Mr. Krieg thanked the AHAC representatives for attending the meeting.

### **VIII. Member Comments**

Mr. Johnson proposed having the CAH meet at venues where the AHACs held their meetings.

#### **STAFF DIRECTION:**

Mr. Krieg requested that Mr. Serrano determine if it would be possible for the CAH to hold meetings at the AHAC venues.

Mr. Bixler commented that the rising AMI was driving increased cost requirements and creating additional challenges for low-income individuals.

Ms. Erazo expressed agreement with Mr. Bixler's remarks and stated that rental housing was needed. She also said that she supported the idea of holding a joint meeting with local AHACs.

Ms. Charles agreed that collaboration was important. She also noted, in response to Mr. Brown's prior comment, that additional funding incentives were sometimes offered to nonprofits that were developing on donated land.

Mr. Krieg stated that he wanted to have further discussions about adaptive reuse and maximum parking limits, which Mr. Wigder had mentioned in his comments. He also suggested that the CAH should consider a review of the RFP process to determine if it would be possible for the commission to provide feedback prior to issuance of an RFP. Additionally, Mr. Krieg spoke about the organization Faith in Action, which had recently held a meeting to encourage faith-based groups to invest in affordable housing. He stated that there were plans to follow up on the idea, and he requested that the attendees contact him if they were aware of any faith-based groups that might be interested.

### **IX. Adjourn**

**MOTION to adjourn. Motion by Commissioner Powell, seconded by Elliott Johnson, and carried 8-0.**

**At 11:48 a.m., the chair declared the meeting adjourned.**