Affordable Housing Advisory Committee
Special Meeting Minutes
St. Johns County, Florida
October 29, 2026

The Affordable Housing Advisory Committee (AHAC) of St. Johns County met at 2:00 pm at the Health & Human Services Center, in the Muscovy conference room, at 200 San Sebastian View, St. Augustine, Florida 32084.

The meeting was called to order at 2:00 pm by Bill Lazar, Chair.

Members Present - AHAC:

Drew Geisel – St. Johns County resident provider of affordable housing
Bill Lazar – Citizen actively engaged as a not-for-profit
Harry Maxwell – Citizen actively engaged as a for-profit provider of affordable housing
Michael O'Donnell - HFA Chair/Citizen actively engaged advocate for low-income persons
Tracey Sax - St Johns County resident
Judy Spiegel – Citizen actively serving on local planning agency
Mark Turner - St. Johns County resident

Members Absent - AHAC:

Greg Burke - Residential Home Builder
Polly Crabtree – Citizen Rep/Essential Service Personnel
Orville Dothage – St Johns County resident
Ann Taylor – Vice Chair, Commissioner

Guests Present:

Jenny Harvey- Housing & Community Development Manager
Laura Lavelle - St Johns County Support Staff

Notice: Meeting notices were sent to all members. No press was in attendance.

1) Introduction of AHAC Members and SJC Staff:

Introduction of AHAC Members and SJC Staff: Committee members and County staff were acknowledged, and a quorum was present.

2) Approval of Minutes: September 2026 and October 21, 2026 :

A **motion** was made by Drew Geisel to approve minutes of the September 16, 2026, regular meeting; **motion seconded** by Harry Maxwell. The **motion carried unanimously**. Drew Geisel moved to acknowledge and accept the notes from the October 21, 2026, meeting held without a quorum. The **motion was seconded** by Harry Maxwell. The **motion carried unanimously.**

3) Recommendations & Vote to approve to accept the Final Draft AHAC Incentive Review & Recommendation Annual Report: Chair Bill Lazar opened discussion regarding the Final Draft AHAC Incentive Review & Recommendation Annual Report. During review, Judy Spiegel requested a non-substantive formatting correction. Harry Maxwell **moved to approve** and accept the Final Draft AHAC Incentive Review & Recommendation Annual Report, with the requested

administrative correction incorporated prior to final publication. The **motion was seconded** by Drew Geisel. **The motion carried unanimously.**

4) Public Comment:

The public comment period was opened; no members of the public were present to provide comment.

Adjournment

Harry Maxwell **moved to adjourn** the meeting; Drew Geisel **seconded the motion. The motion carried unanimously,** and the meeting was adjourned at 2:10 PM