MINUTES

CITY COUNCIL HOUSING COMMITTEE

Tuesday, February 10, 2026 – 3:45 PM
City Hall Council Chambers

Members Present:	Pamela Holder, Chair, City Council Member (arrived at 4:03 pm) Aaron Baker, Vice Chair, City Council Member Victor Foster, Citizen Member Mayor Maureen Copelof, Ex-Officio
Staff Present:	Wilson Hooper, City Manager Emily Brewer, Senior Planner Shawnee Cummings, Assistant to the City Manager
Media:	David Bradley

A. Welcome and Call to Order

Committee Chair Pamela Holder welcomed everyone and called the meeting to order at 3:45pm.

B. Certification of Quorum

Assistant to the City Manager Shawnee Cummings certified that a quorum was present.

C. Approval of Agenda

Mr. Baker moved, seconded by Mr. Foster to approve the agenda. The motion carried unanimously.

D. Approval of Minutes – December 9, 2025

Mr. Foster moved, seconded by Mr. Baker to approve the minutes of the December 9, 2025 meeting as presented. The motion carried unanimously.

E. Habitat for Humanity Tap Fee Reimbursement Request

Ms. Brewer explained that one of the eligible expenditures from the Housing Trust Fund is a tap fee reimbursement. Habitat for Humanity has requested $12,375.00 for water and sewer tap fee reimbursements. Habitat for Humanity built a single-family home at 465 West Main Street with one sewer tap and one water tap. Habitat for Humanity is also constructing a 6-home community, the City's first cluster home development, located at Curlee Street and Kings Mill Road. The development required one sewer tap for all six homes and six water taps.

Mr. Hooper explained the budgetary considerations when evaluating the tap fee reimbursement request, including that most of the City's money in the Housing Trust Fund is allocated to debt service payments on the Azaela Avenue property. The Trust Fund balance for things other than the Azaela property is approximately $24,000.

Mayor Copelof stated that Habitat for Humanity has been an exceptional partner in creating more affordable housing in Brevard and given that the City does not have any other commitments for the remaining funds, the reimbursement would serve as an acknowledgement of Habitat for Humanity's work. Mr. Hooper confirmed that he does not know of any other similar requests on the horizon.

Mr. Foster moved, seconded by Mr. Baker to refer Habitat for Humanity's tap fee reimbursement request to the full Council on February 16th with a recommendation to approve. The motion carried unanimously.

F. Public Comment

Mr. Hooper stated that he believes the City's work on affordable housing has motivated some private sector entities to get involved, noting examples including Mountain Glen and Fairhaven Meadows.

Mayor Copelof added that we can expect the next County Commissioner Meeting in February, at which the Commission is expected to discuss the City's request for infrastructure funding related to the Azaela Avenue sewer extension.

G. Next Meeting Date

The next meeting was scheduled for Tuesday, March 10, 2026 at 3:45pm.

H. Adjourn

There being no further business, the meeting adjourned at 4:14 pm.

Minutes Approved: May 12, 2026

Pamela Holder, Chair, Council Member
Aaron Baker, Vice Chair, Council Member

Shawnee Cummings
Assistant to the City Manager