

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

BOARD APPOINTMENT SUMMARY

Meeting Date:	September 16, 2025
Department:	Facilities Development & Operations
Advisory Board:	Property Review Committee

I. EXECUTIVE BRIEF

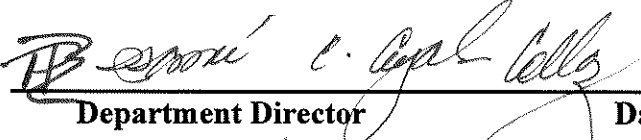



Motion and Title: Staff recommends motion to approve: the reappointment of one (1) member to the Palm Beach County Property Review Committee (PRC) for a term of three (3) years beginning October 1, 2025 to September 30, 2028:

Nominee	Seat No.	Seat Requirement	Nominated by
Neil Merin	2	Representative licensed as a real estate broker with an office in Palm Beach County and expertise in Palm Beach County commercial real estate	Mayor Marino Commissioner Woodward

Summary: The PRC is an Advisory Board that is charged with reviewing, evaluating, and advising the Board of County Commissioners (BCC) regarding real estate transactions involving the purchase (including eminent domain), sale or exchange of real property upon certain triggers being met or value thresholds exceeded. On October 8, 2019, the BCC adopted Palm Beach County Resolution No. 2019-1585, which re-established the PRC comprised of three (3) members appointed at-large by the BCC and its term limits. Each member must meet specific seat requirements. Each seat is for a term of three (3) years. Seat No. 2 must be filled by a representative licensed as a real estate broker with an office in Palm Beach County and expertise in Palm Beach County commercial real estate. On August 22, 2023, the BCC approved Mr. Merin to serve on the PRC for the duration of an initial two (2) year term, which expires on September 30, 2025. Mr. Merin has agreed, if reappointed, to continue to serve on the PRC for an additional term of three (3) years ending on September 30, 2028. The PRC has two (2) seats currently filled. A memo was sent to the BCC on June 9, 2025, seeking nomination. **(Property & Real Estate Management) Countywide (HJF)**

Background and Justification: The PRC is an Advisory Board that is charged with reviewing, evaluating, and advising the BCC regarding real estate transactions involving the purchase (including eminent domain), sale or exchange of real property upon certain triggers being met or value thresholds exceeded. The PRC has two (2) seats currently filled.

- Attachments:**
- 1. Neil Merin – Advisory Board Reappointment Application & Resume
 - 2. Current List of PRC
 - 3. Resolution No. 2019-1585

Recommended by:		
	Department Director	Date
Legal Sufficiency:		
	Assistant County Attorney	Date

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
BOARDS/COMMITTEES APPLICATION**

*The information provided on this form will be used in considering your nomination. Please **COMPLETE SECTION II IN FULL**. Answer "none" or "not applicable" where appropriate. Please attach a biography or résumé to this form.*

Section I (Department): (Please Print)

Board Name: Palm Beach County Property Review Committee Advisory ☒ Not Advisory ☐

☒ At Large Appointment or ☐ District Appointment /District #: _____

Term of Appointment: 3 Years. From: October 1, 2025 To: September 30, 2028

Seat Requirement: A Representative licensed as a real estate broker with an office in Palm Beach County and expertise in Palm Beach County commercial real estate. **Seat #:** 2

☒ *Reappointment or ☐ New Appointment

or ☐ to complete the term of _____ Due to: ☐ resignation ☐ other

Completion of term to expire on: _____

***When a person is being considered for reappointment, the number of previous disclosed voting conflicts during the previous term shall be considered by the Board of County Commissioners: _____**

Section II (Applicant): (Please Print)

APPLICANT, UNLESS EXEMPTED, MUST BE A COUNTY RESIDENT

Name:	Merin	Neil	
	Last	First	Middle

Occupation/Affiliation: Commercial Real Estate Broker

Owner ☐ Employee ☐ Officer ☐

Business Name: NAI/Merin Hunter Codman, Inc.

Business Address: 1601 Forum Place

City & State West Palm Beach, Florida Zip Code: 33401

Residence Address: 12347 Plantation Lane

City & State North Palm Beach, Florida Zip Code: 33408

Home Phone: (561) 471-8000 Business Phone: (561) 471-8000 Ext.

Cell Phone: (561) 247-5080 Fax: ()

Email Address: nmerin@mchreal.com

Mailing Address Preference: ☒ Business ☐ Residence

Have you ever been convicted of a felony: Yes _____ No X

If Yes, state the court, nature of offense, disposition of case and date: _____

Minority Identification Code: ☒ Male ☐ Female
☐ Native-American ☐ Hispanic-American ☐ Asian-American ☐ African-American ☒ Caucasian

Section II Continued:

CONTRACTUAL RELATIONSHIPS: Pursuant to Article XIII, Sec. 2-443 of the Palm Beach County Code of Ethics, advisory board members are prohibited from entering into any contract or other transaction for goods or services with Palm Beach County. Exceptions to this prohibition include awards made under sealed competitive bids, certain emergency and sole source purchases, and transactions that do not exceed \$500 per year in aggregate. These exemptions are described in the Code. This prohibition does not apply when the advisory board member's board provides no regulation, oversight, management, or policy-setting recommendations regarding the subject contract or transaction and the contract or transaction is disclosed at a public meeting of the Board of County Commissioners. **To determine compliance with this provision, it is necessary that you, as a board member applicant, identify all contractual relationships between Palm Beach County government and you as an individual, directly or indirectly, or your employer or business.** This information should be provided in the space below. If there are no contracts or transactions to report, please verify that none exist. Staff will review this information and determine if you are eligible to serve or if you may be eligible for an exception or waiver pursuant to the code.

<u>Contract/Transaction No.</u>	<u>Department/Division</u>	<u>Description of Services</u>	<u>Term</u>
<u>Example: (R#XX-XX/PO XX)</u>	<u>Parks & Recreation</u>	<u>General Maintenance</u>	<u>10/01/00-09/30/2100</u>
_____	_____	_____	_____
_____	_____	_____	_____

(Attach Additional Sheet(s), if necessary)
OR

NONE ☒ NOT APPLICABLE/ (Governmental Entity) ☐

ETHICS TRAINING: All board members are required to read and complete training on Article XIII of the Palm Beach Code, the Palm Beach County Code of Ethics. Training on the Palm Beach County Code of Ethics can be found on the web at: <http://www.palmbeachcountyetics.com/training.htm>. Ethics training is on-going, and pursuant to PPM CW-P-80 is required before appointment, and upon reappointment. All board members must also be familiar with the State of Florida Code of Ethics, (Chapter 112, part III of the Florida Statutes), and the Florida Sunshine Law.

By signing below I agree to abide by the Palm Beach County Code of Ethics, and acknowledge that I have received the required Ethics training (in the manner checked below):

☒ By watching the training program on the Web, DVD or VHS on March 12, 2025
☐ By attending a live presentation given on _____, 20____

AND

By signing below I acknowledge that I have read, understand and agree to abide by the Florida Sunshine Law and the State of Florida Code of Ethics, Chapter 112, part III of the Florida Statutes:

*Applicant's Signature: [Signature] Printed Name: Nel Merin Date: 03/12/2025

Any questions and/or concerns regarding Article XIII of the Palm Beach County Code of Ethics, please visit the Commission on Ethics website www.palmbeachcountyetics.com or contact us via email at ethics@palmbeachcountyetics.com or (561) 233-0724.

Return this FORM to:

Vaneeta Arora
Administrative Assistant, FDO/PREM
varora1@pbc.gov

Section III (Commissioner, if applicable):

Appointment to be made at BCC Meeting on: _____

Commissioner's Signature: _____ Date: _____

Pursuant to Florida's Public Records Law, this document may be reviewed and photocopied by members of the public.

Revised 01/09/2023

Section II Continued:

CONTRACTUAL RELATIONSHIPS: Pursuant to Article XIII, Sec. 2-443 of the Palm Beach County Code of Ethics, advisory board members are prohibited from entering into any contract or other transaction for goods or services with Palm Beach County. Exceptions to this prohibition include awards made under sealed competitive bids, certain emergency and sole source purchases, and transactions that do not exceed \$500 per year in aggregate. These exemptions are described in the Code. This prohibition does not apply when the advisory board member's board provides no regulation, oversight, management, or policy-setting recommendations regarding the subject contract or transaction and the contract or transaction is disclosed at a public meeting of the Board of County Commissioners. To determine compliance with this provision, it is necessary that you, as a board member applicant, identify all contractual relationships between Palm Beach County government and you as an individual, directly or indirectly, or your employer or business. This information should be provided in the space below. If there are no contracts or transactions to report, please verify that none exist. Staff will review this information and determine if you are eligible to serve or if you may be eligible for an exception or waiver pursuant to the code.

Contract/Transaction No.	Department/Division	Description of Services	Term
Example: (R#XX-XX/PO XX)	Parks & Recreation	General Maintenance	10/01/00-09/30/2100

_____	_____	_____	_____
_____	_____	_____	_____

(Attach Additional Sheet(s), if necessary)
OR

NONE

☒

NOT APPLICABLE/
(Governmental Entity)

☐

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By signing below I agree to abide by the Palm Beach County Code of Ethics, and acknowledge that I have received the required Ethics training (in the manner checked below):

☒
☐

By watching the training program on the Web, DVD or VHS on March 12, 2025
By attending a live presentation given on _____, 20____

AND

By signing below I acknowledge that I have read, understand and agree to abide by the Florida Sunshine Law and the State of Florida Code of Ethics, Chapter 112, part III of the Florida Statutes:

*Applicant's Signature: [Signature] Printed Name: Mei Meem Date: 03/12/2025

Any questions and/or concerns regarding Article XIII of the Palm Beach County Code of Ethics, please visit the Commission on Ethics website www.palmbeachcountyetethics.com or contact us via email at ethics@palmbeachcountyetethics.com or (561) 233-0724.

Return this FORM to:

Vaneeta Arora

Administrative Assistant, FDO/PREM

varora1@pbc.gov

Section III (Commissioner, if applicable):

Appointment to be made at BCC Meeting on: _____

Commissioner's Signature

[Signature]

Date: 6/12/25

Pursuant to Florida's Public Records Law, this document may be reviewed and photocopied by members of the public.

Revised 01/09/2023

Section III continues on:

CONFLICT OF INTEREST RELATIONSHIPS: Pursuant to Article XIII, Sec. 2-445 of the Palm Beach County Code of Ethics, all board members are prohibited from entering into any contract or other transaction for goods or services with Palm Beach County. Exceptions to this prohibition include awards made under sealed competitive bids, certain emergency and sole source purchases, and transactions that do not exceed \$500 per year in aggregate. These exceptions are defined in the Code. This prohibition does not apply when the advisory board member is a board member of the contract or transaction is disclosed at a public meeting of the Board of County Commissioners. **In determining compliance with this provision, it is necessary that you, as a board member applicant, identify all contractual relationships between Palm Beach County government and you as an individual, directly or indirectly, or your employer or business. This information should be provided in the space below. If there are no contracts or transactions to report, please verify that none exist. Staff will review this information and determine if you are eligible to serve or if you may be eligible for an exception or waiver pursuant to the code.**

Contract Transaction No.	Department/Division	Description of Services	Term
Example: 06-11-11-PD-XX	Parks & Recreation	General Maintenance	06/01/2010-06/30/2010

(Attach Additional Sheet(s), if necessary)
OR

NONE ☒ X ☐ NOT APPLICABLE (Governmental Entity)

ETHICS TRAINING: All board members are required to read and complete training on Article XIII of the Palm Beach Code, the Palm Beach County Code of Ethics. Training on the Palm Beach County Code of Ethics can be found on the web at: <http://www.palmbeachcountypa.gov/ethics>. Ethics training is ongoing, and pursuant to PBM CW-4-80 it is required before appointment, and upon reappointment. All board members must also be familiar with the State of Florida Code of Ethics, (Chapter 112, part III of the Florida Statutes), and the Florida Sunshine Law.

By signing below, I agree to abide by the Palm Beach County Code of Ethics, and acknowledge that I have received the required Ethics training (in the manner checked below):

☒ By watching the training program on the Web, DVD or VHS on March 12, 2025
☐ By attending a live presentation given on 3/12/25

AND

By signing below, I acknowledge that I have read, understand and agree to abide by the Florida Sunshine Law and the State of Florida Code of Ethics, Chapter 112, part III of the Florida Statutes:

* Applicant's Signature: [Signature] Printed Name: Vanessa Arora Date: 03/12/25

Any questions and/or concerns regarding Article XIII of the Palm Beach County Code of Ethics, please visit the Commission on Ethics website at: <http://www.palmbeachcountypa.gov/ethics> or contact us via email at: ethics@palmbeachcountypa.gov or (561) 251-0724.

Return this FORM to:

Vanessa Arora
 Administrative Assistant, FUDPREM
vanora1@pbc.gov

Section III continues on, if applicable:

Appointments to be made at BCC Meeting on:

Commissioner's Signature: [Signature] Date: 03-16-25

Pursuant to the Florida Ethics Code, this document may be reviewed and discussed by members of the public.

Revised 01/05/2025





Neil Merin

Chairman

NAI Merin Hunter Codman, Inc.

+1 561 471 8000

nmerin@mhcreal.com

Scope of Responsibilities

Specialty within the commercial real estate field involves the sale and leasing of investment properties.

Background & Experience

Mr. Merin is a commercial real estate expert with a broad background in all phases of commercial real estate work, including investment sales, tenant representation, site acquisition, development consulting, corporate facilities, and industrial facilities. Mr. Merin's specialty within the commercial real estate field involves the sale and leasing of office and retail facilities. Over the past 20 years, Mr. Merin has represented both owners and tenants in over 30,000,000 square feet of property negotiations representing over \$7 billion in real estate transactions. Mr. Merin is the founder and Chairman of NAI Merin Hunter Codman, Inc., a property management company in West Palm Beach is currently responsible for managing 5,000,000 square feet of office and retail space and, in addition, is the largest commercial real estate firm in Palm Beach County.

Professional Affiliations & Designations

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- Advisory Board of National Association of Industrial and Office Properties (NAIOP) South Florida Chapter
- The Palm Beach County Planning Commission Board of Directors of the Chamber of the Palm Beaches
- Board of Directors of the Economic Council of Palm Beaches
- Chair of the Palm Beach County Property Review Committee
- Board Member of the Business Development Board of Palm Beach County
- Regional Board of Directors of the American Red Cross Palm Beaches-Treasure Coast
- Adjunct Professor of Real Estate Studies at Florida Atlantic University
- Honorary member of the Palm Beach Advisory Board for Easter Seals Florida and an Honorary Co-Chairman for Get Down to Business
- Board Member of the Anti Defamation League of Palm Beach

Educational Background

Mr. Merin is a graduate of Deerfield Academy and Boston University's School of Management. He was contributing editor and developer of the Code of Ethics for the Society of Industrial and Office Realtors, has authored numerous articles on commercial real estate and is the co-author of several professional books on tenant representation and commercial real estate practices.

Significant Transactions

- AT&T \$250,000,000
- Fairway Office Park \$250,000,000
- Airport Center \$107,000,000
- Financial Centre at the Gardens \$78,500,000
- Golden Bear Plaza \$76,000,000

Attachment # 2
Current List of PRC Members

2025 PBC PROPERTY REVIEW COMMITTEE
Contact List

Appointment Member	Seat No.	Seat Requirement	Term
Grady Cecil Jackson, RES, AAS	1	Representative from the Palm Beach County Property Appraiser's Office	August 22, 2023 – September 30, 2026
Neil Merin	2	Representative licensed as a real estate broker with an office in Palm Beach County and expertise in Palm Beach County commercial real estate.	August 22, 2023 – September 30, 2025
Irma Qureshi, Esq.	3	Representative with expertise in land planning, eminent domain and/or real estate who is a licensed attorney with offices in Palm Beach County	October 1, 2024 – September 30, 2027

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, REPEALING AND REPLACING RESOLUTION R-2013-1421; PROVIDING FOR THE PALM BEACH COUNTY PROPERTY REVIEW COMMITTEE; PROVIDING FOR MEMBERSHIP; PROVIDING FOR MEETINGS AND ORGANIZATION; PROVIDING FOR REMOVAL; PROVIDING FOR DUTIES AND FUNCTIONS; PROVIDING FOR BOARD ACTION ADVISORY ONLY; PROVIDING FOR ASSISTANCE TO THE COMMITTEE; PROVIDING FOR SEVERABILITY; PROVIDING FOR UNIFORM POLICIES AND PROCEDURES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Palm Beach County adopted Ordinance No. 2009-052 on December 15, 2009, which ordinance, among other things, required the Board to create by resolution a committee to be named the "Property Review Committee" to review, evaluate and advise the Board regarding real estate transactions involving the purchase (including eminent domain), sale or exchange of fee simple title to real property if certain triggers or thresholds are met; and

WHEREAS, the Board established the Property Review Committee on February 23, 2010, pursuant to Resolution R-2010-0292; and

WHEREAS, Resolution R-2010-0292 was repealed and replaced by Resolution R-2013-1421 in order to be in compliance with the Board of County Commissioners' uniform policies and procedures on advisory boards as provided for in Resolution R-2013-0193; and

WHEREAS, there is a need to reduce the number of members of the Property Review Committee in order to find sufficient members willing to serve on the Committee; and

WHEREAS, repealing and replacing Resolution R-2013-1421, pertaining to the Property Review Committee will simplify future reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Section 1. Repeal and replacement of Prior Resolution. Resolution R-2013-1421 is hereby repealed and replaced in its entirety.

Section 2. Creation. There is hereby established a committee to be known as the Palm Beach County Property Review Committee.

Section 3. Membership.

a. The Property Review Committee shall consist of three (3) members. Appointments shall be based upon nominations of individuals with the following qualifications:

1. One (1) representative from the Palm Beach County Property Appraiser's Office;
2. One (1) representative licensed as a real estate broker with an office in Palm Beach County and expertise in Palm Beach County commercial real estate.
3. One (1) representative with expertise in land planning, eminent domain and/or real estate law who is a licensed attorney with offices in Palm Beach County.

b. Appointment of new members to fill vacancies and reappointment of members whose terms have expired shall be made at large by the Board of County Commissioners. Should a vacancy occur among the three (3) member categories identified in 3.a. that cannot be filled by that group, that vacancy may be filled by a county resident having experience in real estate valuation or eminent domain. Vacancies occurring during a term shall be filled for the unexpired portion of the term, and shall not count toward the member's term limits.

c. Members shall serve for staggered terms of three (3) years, with a limit of three (3) consecutive terms. Terms shall begin on October 1st and end on September 30th. Current members' terms shall expire on September 30th of the year in which their term expires. The property appraiser representatives appointed as members shall have discretion to delegate authority to other staff members of such property appraiser's office to represent such office on the Property Review Committee as such representatives deems appropriate.

d. No member may serve on more than three (3) boards at any one time, except that no member may serve on any other board if doing so would violate Article II, Section 5(a) of the Florida Constitution, which prohibits dual-office holding.

Section 4. Meetings and Organization. The Committee shall establish a time and place for holding meetings as may be necessary and shall adopt such rules of organization and procedure as

may be required. A majority of members of the Committee shall constitute a quorum for the transaction of business and the concurrence of a majority of the members present and voting shall be required to take any official action. All meetings of the Committee and any of its subcommittees shall be open to the public, duly advertised and otherwise comply with all applicable requirements of Florida's "Sunshine" Law as set forth in Chapter 286 Florida Statutes. Minutes shall be taken at each meeting.

Section 5. Removal. All members serve at the pleasure of the Board of County Commissioners and may be removed without cause upon majority vote by the Board of County Commissioners. Any member that fails to attend three (3) consecutive meetings or that fails to attend more than one-half of the meetings scheduled during a calendar year shall be automatically removed for lack of attendance. Participation for less than three-fourths of a meeting shall be the same as failure to attend a meeting.

Section 6. Duties and Functions. The Committee shall have the following duties and functions:

- a. To review, evaluate and advise the Board of County Commissioners regarding real estate transactions required to be reviewed by the Property Review Committee pursuant to Palm Beach County Ordinance No. 2009-052, as may be amended, or which may otherwise be presented to the Property Review Committee by the County.

Section 7. Committee Action Advisory Only. The actions, decisions, and recommendations of the Property Review Committee shall not be final or binding on the Board of County Commissioners but shall be advisory only.

Section 8. Assistance to the Committee. The Property Review Committee may call upon any department or other agency of the County, regional, state, federal, or local governments for information or advice in the performance of its duties and function. County government will provide legal, administrative and consultant support and facilities as needed which is hereby declared to be a County purpose. Staff from the Property and Real Estate Management Division of the Facilities Development and Operations Department shall provide administrative support to the Committee. The County Attorney's office shall act as legal counsel to the Property Review Committee at all its meetings and shall provide such legal advice and assistance as may be requested by the Committee.

Section 9. Uniform Policies and Procedures of Advisory Boards. The Property Review Committee shall be subject to the uniform policies and procedures established by the Board of County Commissioners for Advisory Boards as currently set forth in Resolution No. 2013-0193, as may be amended by action of the Board of County Commissioners.

Section 10. Severability. If any section, sentence, clause, phrase, or word of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holdings shall in no way affect the validity of the remaining portions of this Resolution.

Section 11. Future Review. The Board shall review the effectiveness of the Property Review Committee on or about February 23, 2025 to determine whether a public need exists for the continuation of such Committee.

Section 12. Effective Date. This Resolution shall take effect immediately upon its adoption.

The foregoing Resolution was offered by Commissioner Weiss who moved its adoption. The motion was seconded by Commissioner Weinroth and upon being put to a vote, was as follows:

	ABSENT	AYE	NAY
Comm. Mack Bernard, Mayor		X	
Comm. Dave Kerner, Vice Mayor	X		
Comm. Hal R. Valeche	X		
Comm. Gregg K. Weiss		X	
Comm. Robert S. Weinroth		X	
Comm. Mary Lou Berger	X		
Comm. Melissa McKinlay		X	

The Mayor thereupon declared the Resolution duly passed and adopted this 8th day of October, 2019.

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK, CLERK & COMPTROLLER

By:  Deputy Clerk 

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By:  Assistant County Attorney