

DRAFT



CITY OF FORT PIERCE CRA ADVISORY COMMITTEE

CRA Advisory Committee Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CRA ADVISORY COMMITTEE HELD ON WEDNESDAY, **JANUARY 21, 2026**, IN FORT PIERCE 2ND FLOOR CONFERENCE ROOM, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Hoyt Murphy, Jr.; Phil Thompson; Donna Benton; Doug Miller; Charlie Hayek

Absent: Amanda Geller; Ed Becht; Daniel Lee; Patience Landers

Staff Present: Sara Delgado, Redevelopment Specialist
Miriam Garcia, Redevelopment Specialist
Jessica Williams, Redevelopment Specialist
Willie Colon, Redevelopment Assistant

Motion was made by Hoyt Murphy, Jr., **and seconded by** Donna Benton to approve excused absences for Daniel Lee, Ed Becht and Amanda Gellar. Patience Landers' absence was not excused.

AYE: Charlie Hayek, Donna Benton, Doug Miller, Hoyt Murphy, Jr., Phil Thompson
Passed

4. **APPROVAL OF MINUTES**

- a. Approval of the minutes from the December 17, 2025 meeting

Motion was made by Charlie Hayek, **and seconded by** Donna Benton to approve the minutes from December 17, 2025.

AYE: Charlie Hayek, Donna Benton, Doug Miller, Hoyt Murphy, Jr., Phil Thompson
Passed

5. PUBLIC COMMENT

Any person who wishes to comment on any subject on this agenda may be heard at this time. Please limit your comments to five (5) minutes or less, as directed by the Chairperson. The CRA Advisory Committee will not be able to take any official actions under Comments from the Public. Speakers will address the Chairperson, committee Members, and the Public with respect. Inappropriate language will not be tolerated.

6. OLD BUSINESS

7. NEW BUSINESS

a. Election of Chairperson

Motion was made by Donna Benton, **and seconded by** Doug Miller to postpone the election of the Chairperson until the February meeting.

AYE: Charlie Hayek, Donna Benton, Doug Miller, Hoyt Murphy, Jr., Phil Thompson
Passed

b. Election of Vice-Chair

Motion was made by Donna Benton, **and seconded by** Doug Miller to postpone the election of the Vice-Chair until the February meeting.

AYE: Charlie Hayek, Donna Benton, Doug Miller, Hoyt Murphy, Jr., Phil Thompson
Passed

c. Approval of Updated Bylaws Reflecting New Meeting Time

Motion was made by Charlie Hayek, **and seconded by** Doug Miller to reflect the Committee's new official meeting day and time which has been changed to the third Wednesday at 3:30 p.m. of each month.

AYE: Charlie Hayek, Donna Benton, Doug Miller, Hoyt Murphy, Jr., Phil Thompson
Passed

d. Demolition Grant Program Overview

The Committee reviewed and discussed a draft Demolition Grant Program intended to address blighted and condemned structures within the CRA.

Program Overview:

- **Funding:** A total of \$100,000 is proposed for the program.
- **Grant Amounts:**
 - Residential structures: up to \$15,000
 - Commercial structures: up to \$25,000
- Grants would be awarded on a first-come, first-qualified basis and structured as reimbursable expenses rather than upfront payments.

Eligibility and Timing:

- Discussion focused on the length of time a structure must be vacant to qualify.
- While the draft proposed a two-year vacancy requirement, members recommended a shorter timeframe.
- Several members suggested the eligibility “clock” should begin once a structure is officially condemned, with demolition occurring within 30–60 days of that designation.

Concerns Raised:

- Member Murphy expressed strong opposition, stating the program could “reward neglect” by using public funds to address conditions property owners are responsible for maintaining.

Proposed Safeguards:

- Establishing income eligibility requirements.
- Placing a lien on properties to recover public funds upon sale.
- Requiring a redevelopment plan to be initiated within one year following demolition.

Strategic Revitalization Concepts

The Committee discussed broader strategies to maximize the impact of CRA funding.

- **Clustering Strategy:** Members agreed that isolated demolitions are ineffective and recommended clustering demolitions within a two- to three-block radius to create developable areas.
- **Target Areas:** Residential redevelopment efforts were suggested near schools, including Lincoln Park and Garden City, to attract families and professionals.
- **Land Banking:** The Committee discussed the potential use of land banks, similar to those in Miami and West Palm Beach, to consolidate derelict parcels for future redevelopment.
- **Fire Department Training:** A cost-saving option was proposed to partner with the County Fire District to use condemned structures for controlled burn training exercises.

- e. Establishing FPRA Main Corridors for the Commercial Facade Grant Program

The Committee reviewed the Commercial Facade Grant Program and the use of bonus points for properties located along major corridors.

Motion was made by Charlie Hayek, **and seconded by** Doug Miller to approve Orange Avenue as the primary corridor eligible for bonus points to encourage concentrated improvements.

AYE: Charlie Hayek, Donna Benton, Doug Miller, Hoyt Murphy, Jr., Phil Thompson
Passed

8. STAFF AND COMMITTEE MEMBER COMMENTS

- a. January 2026 FPRA Programs & Activities Summary

9. ADJOURNMENT