CITY COUNCIL
WORK SESSION MINUTES

Pelham City Hall

Council Conference Room – Special Meeting

March 11, 2024 – 5:00 p.m.

Proper notice of the special scheduled work session of the Pelham City Council was given in advance of such public meeting and the notice remained posted throughout the scheduled meeting.

Members of the Pelham City Council met on Monday, March 11, 2024 at 5:00 p.m. The special work session was held in the Council Conference Room at Pelham City Hall and was open to the public.

Call to Order

The work session was called to order by Council President Mercer at 5:02 p.m.

Record of Attendance

The following elected officials were present:

Council President Maurice Mercer
Councilmember David Coram
Councilmember Chad Leverett
Councilmember Rick Wash
Councilmember Michael Harris, Jr.
Mayor Gary Waters

The city clerk/treasurer recorded the attendance of the elected officials and announced a quorum was present. City Manager Gretchen DiFante was present.

Media Present: Shelby County Reporter

Others Present: City department heads, city employees, and members of the public.

Old Business – None

New Business

1. Discussion – Economic Development in the City of Pelham

Director of Economic Development Michael Simon opened the discussion regarding the city-owned property located on the Oak Mountain Trail Development site and the efforts to market the land. Real Estate Broker Mark Dinan was in attendance. They discussed the flow of property inquiries and offers received. Mr. Dinan reviewed the specific types of inquiries he has received over the past 11 months. He stated many of the offers received do not meet the objectives set by the city council. City Manager Gretchen DiFante stated developers are looking for more traffic, more roof tops, and stronger detail sales in neighboring businesses. Mr. Dinan described objections to the property and incentives developers are expecting to receive from the city. Further discussion followed regarding what type of incentives would attract developers and/or businesses to the site. Director of Development Services & Public Works Andre` Bittas stated Skipper Engineering would be present on March 18, 2024 to review the recently completed traffic study for Shelby County Highways 35 and 52 East. The city council reviewed options to market the Oak Mountain Trail site. City Manager DiFante suggested thinking outside the box in the recruitment of businesses to city. She stated the community has expressed interest in having a fast-food restaurant in the Shelby County Highway 35/52E corridor. She asked the city council where they would like to see fast-food restaurants located. It was noted additional business recruitment conversations will continue during the regularly scheduled work session on Monday, March 18, 2024.

2. Discussion – Other business which may come before the City Council – None

Adjournment

A motion to adjourn the special work session was made by Councilmember Coram and seconded by Councilmember Wash. The motion passed unanimously by voice vote of those members present and the work session was adjourned at 6:41 p.m.

Respectfully submitted this 11th day of March 2024.

Tom Seale, MMC, City Clerk/Treasurer

Maurice Mercer, President of the Council

[SEAL]