



MEETING MINUTES

CDA Board Members in Attendance: Roberto Rodriguez, Board Chair, Matthew Jaeh, Secretary/Treasurer, Darius Foster and Edna Felton.

- I. Call to Order: **6:05 p.m.** Roberto Rodriguez, Board Chair

- II. Agenda Approval, Additions, or Deletions Robert Rodriguez, Board Chair
A motion to approve the agenda as presented was made by Board Secretary/Treasurer, Matthew Jaeh, and seconded by Board member Darius Foster. The vote was unanimously approved.

- III. Approval of the Minutes from the October 8, 2024, CDA Board meeting
A Motion to approve the minutes as presented was made by Board Secretary/Treasurer, Matthew Jaeh, and seconded by Board member Edna Felton. The vote was unanimously approved.

- IV. Finance Matthew Jaeh, Secretary/Treasurer
The Financial Report was presented by Matthew Jaeh, Secretary/Treasurer. No motion was made, and no action was taken.

- V. Purchases, Disposals & Development Committees

Purchase Discussion: ***A motion was made by Board member Darius Foster to approve the 1908 & 1910 Montgomery highway properties as the Northern Corridor Project, and seconded by Board member Edna Felton. The vote was unanimously approved.***

 - i. 1908 Montgomery Highway: ***The Board entered a discussion concerning the parcel's nonconformity related to size, setbacks and Corridor Overlay Guidelines, thereby eliminating the possibility of redevelopment by the private sector. Beautification of this area as the entrance to the commercial corridor of the city was seen as vital to the success of the businesses in the area. A motion to approve a purchase offer in the form of a Purchase Agreement for \$260,000 was made by Board Secretary/Treasurer, Matthew Jaeh, and seconded by Board member Darius Foster. The vote was unanimously approved.***

 - ii. 1910 Montgomery Highway: ***The Board entered a discussion concerning the parcel's nonconformity related to size, setbacks and Corridor Overlay Guidelines, similar in nature to 1908 Montgomery Highway South, thereby eliminating the possibility of redevelopment by the private sector. Beautification of this area as the entrance to the commercial corridor of the city was seen as vital to the success of the businesses in the area. A motion to approve a purchase offer in the form of a Purchase Agreement for \$180,000 was made by Board Secretary/Treasurer, Matthew Jaeh, and seconded by Board member Darius Foster. The vote was unanimously approved.***

 - iii. ATLAS Phase I Environmental Assessment Report Proposal: ***As the potential purchaser of the properties and public entity, best practices would dictate that a Phase I Environmental Assessment Report would be conducted. A motion was made by Board member Darius Foster***

to approve the Phase I Environmental Assessment Report Proposal as submitted by ATLAS Technical Consultants in the amount of \$2,800.00. The motion was seconded by Board member Edna Felton. The vote was unanimously approved.

CDA Owned:

- i. Welborn Property and Fran's Property Updates: **General discussion involving the availability of the parcels took place with no motion made or action taken.**
- ii. Discussion regarding commercial brokerage representation: **General discussion involving the benefits of having a commercial broker represent and market the property. Board Chair Rodriguez suggested that Ms. Susan Kelly, broker, attend the January Board meeting to discuss any next steps for representing the CDA properties. No motion was made, and no action was taken.**

VI. Economic Development updates

Michael Simon,
Economic Development Director

VII. Executive Session (If determined necessary by the CDA Board)
None.

VIII. Call for Adjournment:
A motion to adjourn was made by Board member Darius Foster and seconded by Board Secretary/Treasurer, Matthew Jaeh. The vote was unanimously approved and the meeting adjourned at 7:35p.m.