Commercial Development Authority
City of Pelham, AL
Meeting Date: December 18, 2018
City Hall Conference Room: 6:30 PM

Meeting Attendees:

CDA:
Lenny Glynn
Scott Christian
Amy Bradley

City Officials:
Mayor Gary Waters
Building Official Bob Miller
City Manager Gretchen DiFante
Council President Rick Hayes

Economic Development Partners:
58 Inc.: Melody Whitten
Yvonne Murray

Lenny Glynn called the meeting to order. Scott Christian was welcomed as a new member and the minutes from the November 27, 2018 meeting were presented. A motion to approve the minutes was made by Amy Bradley and seconded by Scott Christian. All voted in favor. James Camel was also appointed to the board but unable to attend this meeting due to a prior commitment.

Gretchen DiFante updated the CDA on efforts to amend the language for massage therapist businesses in the City's ordinance. She will meet with the Alabama Licensing Board for Massage Therapists to discuss their experience with licenses lost due to trafficking and other issues so that our ordinance can address at risk issues. An attorney will draft a sample ordinance that the CDA can vet before it goes to council.
The city manager also updated the CDA on the activity and negotiations for the sale of VES. At least one offer has been made and another is forthcoming. CDA will have an opportunity to hear offer presentations in a special called CDA meeting at the proper time.

The Mayor and Council President wished everyone Merry Christmas and had no additional comments for this meeting.

There were no public hearings on the agenda for this evening.

Lenny stated that we have been receiving a lot of questions about Starbucks. We have also had several opportunities in the last few weeks with retailers interested in Pelham, including a high end convenience store. Representatives will be in town to look over potential locations.
Gretchen and Lenny met with HRM to discuss the Executive Director job title and description.

Finances – An updated spreadsheet was distributed to the members present showing a balance of $156953.65 as of 11/30/2018. We have balance of zero on our line of credit with the city as of 11/30/2018 and have another check to deposit.

The CDA received a letter from the Shelby County Chamber of Commerce about the renewal of our commitment to the Chamber. Amy made a motion to renew that commitment. Scott seconded the motion and all were in favor.

A discussion followed about the skillset we need for our CDA Executive Director position. Gretchen pointed out how useful it has been to watch Yvonne and Melody work the strong network they have created and how we can't really expect to hire that and probably don't need to since we already benefit from it with 58, Inc. Lots of ideas were brainstormed, including a suggestion from 58, Inc. that we let them hire a person that could be housed in their office on our behalf and that they could train. We would pay 58, Inc. instead of paying the employee directly.

Lenny and Gretchen are meeting with potential commercial real estate agents that are interested in listing CDA properties.

Yvonne updated the CDA on Straight To Ale and gave Scott some background on how the school in Huntsville was transformed into a brewery and other retail and entertainment sites. She discussed how a similar concept might look at the VES site. She has a list of potential interested tenants and an offer has been made on the property by a local developer. The Straight to Ale developer is also interested and has his own list of anchor tenants.

The discussion then turned to the Welborn Street Project-property adjacent to Cozumel. We are very interested in this property and working through the due diligence process. This property was added into the re-development plan as of last night's city council meeting.

Old Jack's Garage Opportunity-Someone related to owners called Lenny and wanted to talk about the possibility of us to buy the property at the assess rate of $343, 000. We will need to look at it in January.

Entertainment Experience Evolution- 58, Inc. asked the CDA to consider helping them with the cost of attending this conference in February, specifically for the potential to scope out entertainment venue prospects that may be interested in locating near the HEROES Experience site. Amy Bradley made a motion for the CDA to contribute up to $3600 to attend this conference contingent upon the board of 58 Inc. approving the additional funds for the secondary attendant and other expenses. Scott Christian seconded and the motion passed.

Melody and Yvonne gave an update on the property by the Racquet club that is moving forward and now under contract. They also updated us on the old Krystal property due diligence and how the multiple owner access is a concern for the potential buyer. They and others are working to get a solution.

A motion was made to adjourn by Scott Christian and seconded by Amy Bradley. Meeting adjourned at 8:37pm.