

**City of Pelham
Commercial Development Authority
Pelham Rec Center Conference Room
February 18, 2020 06:30pm**

Attendance:

Lenny Glynn	Brent Todd	Scott Christian	Amy Bradley
Rick Hayes	Josh Osborne		
Tim Reddock	John Behl		

Chairman Lenny Glynn welcomed the attendees and distributed the minutes from the January meeting. The minutes were read. A motion to approve the minutes was made by Brent Todd and seconded by Scott Christian. All voted in favor.

Comments from CDA Chair, Mayor, Council Liaison, City Staff Liason

Lenny announced that James Camel has submitted his resignation from the board for personal reasons. His position will need to be replaced. Councilman Rick Hayes stated that this will be an item on the next Council meeting agenda.

Lenny announced that the developer, previously scheduled to attend our meeting would be unable to come tonight. He also noted that we need to get signs out on Spanky's and discussed possibilities for having the cars and trucks that are parking there towed.

Josh Osborne said that the land disturbance permit was about to be issued for The Canopy project. The city is collecting data on Highway 31.

Also discussed was the progress of the Campus 124 project.

Rick Hayes noted the Flood Warnings that are currently effect in the area and state that the city is working to chip away at the number of areas that are subject to flood. He also discussed the addition of the Senior Center as a place to vote for the general election later this year.

There were no public hearings during this meeting.

Finances:

Lenny distributed the ledger spreadsheet and CDA finances were discussed. He thanked Amy Bradley for working with Alabama Power to get the utility deposits on the Welborn Street properties returned.

There is an unencumbered balance of \$292,571.67 as of the date of the meeting.

Old Business –

CDA Property update:

Lenny and Amy met with John and Tim to work on property layout and grading issues. The amount of dirt that needs to be moved using the current suggested layout would require that the project be let through the public bidding process.

John Behl, with United Contracting and Design, spoke about the approach to property layout and possible phasing of the project. Alabama DOT potential issues were also discussed. He talked about moving the convenience store to the middle of the property. The next step would be to create another preliminary plan. John will get it to us by the end of the week and we will call a special session to look at the new plan so that we can keep the project moving forward.

Tim Reddock discussed this property and other parties who have expressed interest.

Welborn Street Project

Brent Todd reported on the properties and said that Danny is taking care of most things. Brent said roof bids have come in around \$2,000. The tenant of the house wants to do the repairs in exchange for rent credits. He was told that is not possible. Lenny called for a motion to approve the \$2,200 in roof repairs. Scott made the motion, Brent seconded. All voted in favor. The tenant at Lot 27 has vacated and Brent instructed Danny that no new tenants would be allowed to come in as people leave. Lenny stated that he is still fielding calls from tenants who have questions.

Lenny has contacted Trash Taxi. A new contract with them will save us \$50 per month. He has also gotten a price of \$500 to take down and clean up a dilapidated sign at the gas station. He called for a motion to approve the expenditure. Brent made the motion, Scott seconded and all voted in favor.

Bearden Property

The contract history on the property was discussed as well as the developer who has an interest and what the CDA might be able to do to help facilitate the purchase/project. Rick stated that we are waiting on the developer to provide more specifics. Scott inquired about pricing of the property and Brent asked about our responsibilities in terms of dirt. John said he knows a hotel group that might be a tenant prospect.

58 Inc.

No representatives were available to come to the meeting but Melody sent Lenny an email with a local party interested in a portion of Welborn for expansion.

Nextsite

Lenny announced that our contract with Nextsite has expired as of January 31st. Chuck reached out through email to gauge our interest in picking up the option for a third year. Lenny responded and said that we were not interested as we have other sources now for data at a greatly reduced cost.

There being no other business before the board, Lenny called for a motion to adjourn. Brent made the motion, Scott seconded and the motioned passed unanimously.