

**City of Pelham
Commercial Development Authority
Pelham Civic Complex
June 16, 2020**

Attendance:

Lenny Glynn	Frederick Hamilton	Scott Christian	Amy Bradley
Rick Hayes	Gary Waters	Melody Whitten	Tim Reddock

Josh Osborne (via phone)

Chairman Lenny Glynn welcomed the attendees and stated that this would be his last meeting with the board. Everyone wished him well and thanked him for his service. The minutes from the May meeting were distributed and read. A motion to approve the May minutes was made by Frederick Hamilton and seconded by Amy Bradley. All were in favor.

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

Mayor Waters said he was glad to see everyone in person and glad we are making it through. He especially came to see Lenny and thank him for his service to the board.

Rick Hayes echoed appreciation for Lenny's contribution and deferred his items to discuss until later in the meeting.

Lenny spoke to the board, talked about his involvement on the board since it's inception and expressed appreciation for our other board team members, past and present. He looks forward to coming back to visit from time to time.

Josh Osborne joined the meeting by phone and told everyone about the ribbon-cutting for the walking trail on Thursday at 9:00am.

There were no public hearings during this meeting.

Finances:

There is a balance of \$430,805.17 A discussion was had about removing Lenny from the checking account as an authorized signer and adding another board member. Lenny called for a motion to remove himself from the Regions Bank checking account and add Scott Christian. Frederick Hamilton made the motion and all voted in favor.

Old Business –

CDA Property update:

Tim Reddock distributed and discussed a counter offer from Shane in the amount of \$625,000.

He addressed the use restrictions in Section 8 of the agreement. Lenny read the Section 8 portion aloud. The agreement was reviewed and discussed by the board members. Josh spoke about the deed restriction that will be recorded and said Bill Justice agreed. A motion was made by Scott Christian to change the wording in the deed restriction to 30 years after the deed is recorded in lieu of 50. Frederick Hamilton seconded and all voted in favor.

Welborn Street Project

Items discussed included an email list that Danny Endress sent, giving notes about several of the properties. Lenny read the email to the board. The house tenant still owes for May and June. The Car Shoppe's vehicles have been moved. Mrs. Burrus moved out and Lenny discussed the email she sent him. She is owed a \$115.10 refund. Tom is going to cut a check. Another tenant that is moving has requested help with moving expenses.

City of Pelham representatives and 58, Inc. representatives are meeting on Thursday with Process Barron to discuss their interest in the City's portion of the Welborn Street property. They requested that the CDA delegate a couple of people to attend the meeting as well. It was agreed that Frederick and Amy would attend. Melody Whitten went over the background of the company's interest, our recent meeting with them and the ideas that were tossed around. The property they want is approximately 2.5 acres and they would like to build and office as well as re-locate a machining operation that is currently located in Pinson. The Council will need to price.

It was also noted that a broker has approached Gretchen about a southbound Highway 31 site.

New Business

Lenny discussed the need for an interim Vice President to lead our next meeting. Scott volunteered. Lenny called for a motion to appoint Scott as the Interim Vice President until we can replace our 5th board position and hold officer elections. Frederick Hamilton made the motion, Amy Bradley seconded and all were in favor.

58, Inc. updates

Gold's Gym is closing permanently. Melody has reached out to the property manager, Barber Companies about a potential replacement tenant. They said another fitness company is planning to move in.

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