

**City of Pelham
Commercial Development Authority
Pelham Civic Complex
August 18, 2020**

Attendance:

Brent Todd	Frederick Hamilton	Scott Christian	Amy Bradley
Rick Hayes	Rusty Nichols	Tim Reddock	
Josh Osborne			

Scott Christian opened the meeting and welcomed the attendees. He then called for comments from City Officials.

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

The Mayor was not in attendance

Rick Hayes reminded everyone that the election is a week away. There will be a candidate forum on Zoom on Saturday from 5-7pm. He hopes it can be offered here in person at the civic complex as well.

The city is budgeting for a reduction of 7.5% in sales tax receipts for next year to be safe. As of the end of June we were down 1.7 percent on year, so we are holding up very well.

Josh Osborne reported that the first sector of the new part of Ballantrae is pretty much built out. They are starting on the second sector and planning for a third. The first sector of the development on Hwy 11 is also already sold. Our housing market is staying strong. Josh stated that there were 5 commercial renovations permits issued this month, but no new construction permits.

There were no public hearings during this meeting.

Finances:

Amy Bradley reported that, through some glitch in the system, we are locked out of our online access to our account so she was unable to print the August statement for distribution to the board. She is making an appointment with the bank to correct the online issue, add the check

image feature that was approved at last month's meeting and remove Lenny Glynn as the email contact and replace with her email address. Amy confirmed that we paid back \$350,000 toward our line of credit with the city.

Old Business –

CDA Property update:

Welborn Street:

Josh reported that we are getting an appraisal on the back portion of the property that a local business is interested in acquiring. Brent discussed the tenant attrition and the mobile home left for the city by one tenant. Scott stated that he has researched to see if we have a tenant letter that is already put together. He didn't find anything but we would like a template type letter that we can use. Tim said he has one he can send us.

Fran's Property:

Tim reported that everything is going good with Shane and the project is in design.

New Business

New Member:

The council is taking applications through September 4. Scott mentioned someone he thought would be a great candidate because of her economic development experience.

58, Inc. updates

Melody was unable to attend the meeting but asked Amy to invite the board to a tour of the Campus 124 project. We determined that September 1 at 3:00 worked for most and Amy will ask Melody to reach out to the developer to see if that date/time work.

Other:

The minutes from the previous meeting were read and Scott called for a motion to approve. Brent Todd made a motion to approve the minutes from the July meeting. Frederick Hamilton seconded and all voted in favor.

Scott announced that our first PHS football game is Friday at Mortimer-Jordan.

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