City of Pelham
Commercial Development Authority
Pelham Civic Complex
September 15, 2020

Attendance:

Frederick Hamilton	**Scott Christian**	**Amy Bradley**
Rick Hayes	**Josh Osborne**	

Scott Christian opened the meeting and welcomed the attendees. Brent Todd was unable to attend due to a family commitment.

The minutes were read. Scott called for a motion to approve. Frederick Hamilton made the motion, Amy Bradley seconded and all voted in favor.

There were no public hearings during this meeting.

Finances:

Bank statements ending September 14 and August 13 were distributed and reviewed. The ending balance as of 9-14-20 was $143,072.93. Amy noted that the check images are now present on the statements.

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

The Mayor was not in attendance

Rick Hayes reminded everyone that the runoff election is on October 6 and asked that all in attendance help get the word out to vote. He updated the board with other items the council is working on. It was noted that Michael's is set to open mid November to early December.

Josh Osborne updated the board on the progress of the trail system. Phase 1 is complete and we will likely construct Phase 4 next.

Old Business –

Fran's Property:

Tim was unable to attend the meeting, but sent an email updating the board on the progress of the current contract.

Executive Director position:

Scott recommended that we re-visit the need for an Executive Director. He asked the City Council and City Manager to finish putting together a job description. Scott stated that the board would like a full-time person. Rick noted that the City now has a branding manager. The City is thinking more of an overall marketing and executive director. Rick stated that he would like to put this topic on the Council agenda. Scott offered to be present and represent the CDA.

Pelham Businesses:

Scott discussed how the City has committed to be easier to do business with. He implored all present to reach out to our local businesses. Scott talked with a hand full of businesses and found out that Marc 1, for instance, had added locations because he likes doing business in Pelham. He shared other feedback and asked Rick to share with the Council, the positive feedback he has heard. He also encouraged the CDA to foster good relationships with businesses.

Rick noted that it is good to have the discussions and let the businesses be heard. He also mentioned another business that is expanding and chose to stay in Pelham.

Frederick suggested that this outreach could be an ongoing role of the Executive Director.

New Business

New Member:

Rick stated that the City Council had received three applications and the Council will have interviews on October 5th. Darius Foster, one of the applicants, was in attendance to observe and see if he was a good fit. He asked a few questions of the board at the end of the meeting.

Welborn Letter:

Tim will provide a tenant letter template to the board prior to or at the next meeting.

Hwy. 52 Opportunity:

Scott asked Melody if she had any contacts with Jack's restaurant as they serve a variety of fast foods for breakfast, lunch and dinner and could be a good fit on the east side of 52. He also advocated for incentives to bring business to that underserved area. Development possibilities for that area were discussed.

Blue Water Opportunity:

Amy stated that it had been a long-time vision of hers to see clean up and development along the shores of the Blue Water area. The area could be a unique draw, with a boardwalk, retail, office and restaurants, centered around the Dive Center that has been a long-time staple business in Pelham. She suggested that the timing could be good with the Alabama Power building coming available and the desire for more open-air restaurant seating after COVID concerns. It was recognized that there could be some developer recruitment challenges since

the area is not visible from Highway 31, but Josh and Rick both thought it would be relatively easy to extend the trail system to connect the area and increase our walkability factor.

58, Inc. updates

Melody was asked to provide the background of 58, Inc. since there were some in attendance who might not be aware of all that the organization does to promote economic development in Shelby County. Melody went over how the organization is funded and their activities related to retail and industrial recruitment as well as workforce development. She noted that the organization will be three years old in November. In conjunction with their recruitment function, they network with developers, collect and provide demographic data and other metrics and support and attend related trade shows and other events, as advocates for Shelby County and its municipalities.

Melody gave an update on the Campus 124 construction taking place and other development opportunities in Pelham.

She also discussed a food manufacturer that would like to sublet some space from an existing restaurant in the area. The board brainstormed and offered a few suggestions for restaurants in the city that are not open for all mealtimes and could potentially be interested in a shared space opportunity.

Food Truck:

A food truck has expressed interest in the front portion of the Welborn property. Josh stated that our ordinance allows them to set up for a maximum of three days and they must meet a distance requirement. Scott called for a motion to allow the truck on the proposed Welborn space if they meet all the requirements set forth in our food truck ordinance. Frederick made the motion, Amy seconded and all voted in favor.

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