

City of Pelham
Commercial Development Authority
Pelham City Complex/Corporate Box
November 17, 2020

Attendees:

Scott Christian	Becky Beall	Frederick Hamilton	Amy Bradley
City Manager, Gretchen DiFante		Council President, Maurice Mercer	
Tim Reddock			

The meeting was called to order at 6:35pm and Chairman Scott Christian welcomed the attendees. The minutes from the Special Called meeting on November 9th, were read and approved unanimously. Newly appointed member, Becky Beall was introduced and received an enthusiastic welcome to the Board.

There were no public hearings during this meeting.

CDA financial information was distributed by Amy Bradley and finances were reviewed and discussed. Amy presented a rough budget to submit to at the request of the insurance underwriter in preparation for the insurance renewal on 12-19-20. A change was recommended to reduce the Income from Rental Activities to \$2,500 per month in lieu of \$9,500 per month in anticipation of the Woodland Mobile Home park being vacated.

Amy also discussed the need for CPA/Bookkeeping help for the CDA this year and the need to look at our property taxes. She distributed copies of the tax notices and the Shelby County Tax Reports for the properties involved. Scott will call the County about the MH park building value that is listed on one of the tax notices since we aren't aware of any permanent buildings in the park. Gretchen agreed to work with Tom to determine the City's portion of the property tax notices that were issued to the CDA. A motion was made to send the budget (with corrections) to underwriting. Frederick made the motion, Becky seconded and the motion carried unanimously.

Our City Manager distributed the resolution passed by City Council and discussed the need to notify tenants of the re-development plans for the Woodland Mobile Home park by November 30th. The City will hold a meeting with the residents. Scott and Becky offered to attend the meeting. A discussion was had about potential help in re-homing the affected tenants and about the management of the Welborn property going forward. A motion was called for Tim Reddock to prepare a proposal to manage the remaining property. Becky Beall made the motion, Frederick Hamilton offered a second and all voted in favor.

The Second Amendment to Agreement for Sale of Property contract with Shane Jones was distributed and discussed. Becky Beall made a motion to approve to sign the amendment and Frederick Hamilton seconded. All voted in favor. Tim Reddock then discussed other prospects for the remainder of the Fran's property.

An election of Officers was held. It was noted that terms of Becky, Frederick and Amy's positions on the board expire on 3-15-2021. Scott and Brent's terms extend to 3-15-2023. The following officers were elected:

President:	Becky Beall
Vice-President:	Scott Christian
Secretary:	Frederick Hamilton
Treasurer:	Amy Bradley

58, Inc.: Melody was unable to attend the meeting, but updated the board via email.

Executive Director position: Scott went over our need for an Executive Director to be the legs of our organization and how difficult it has been for the volunteer board to meet all the daily needs of the organization. A long discussion was held about ideas for the position and how we could collaborate more effectively, in general, with the City to accomplish the objectives the CDA was created to meet. There was also talk of the current business climate in Pelham and how the Board should function moving forward. Several ideas were tossed around, including a grant program to help recruit new businesses and/or help current businesses expand/upgrade their facilities.

There being no other business before the Board, a motion was called for to adjourn and it passed unanimously.