

**City of Pelham**  
**Commercial Development Authority**  
**Special Called Meeting**  
**Pelham Civic Complex**  
**November 9, 2020 6:00pm**

**Attendance:**

|                        |                      |                           |                     |
|------------------------|----------------------|---------------------------|---------------------|
| <b>Scott Christian</b> | <b>Brent Todd</b>    | <b>Frederick Hamilton</b> | <b>Becky Beall</b>  |
| <b>Amy Bradley</b>     | <b>Andre' Bittas</b> | <b>Maurice Mercer</b>     | <b>Bill Justice</b> |

**Rick Hayes**

Chairman Scott Christian opened the meeting at 6:02pm and welcomed the attendees to the meeting called for the purpose of discussing the Welborn property and tenant notifications. Becky Beall was welcomed to her first meeting as the newest member appointed to the board. The minutes from the October meeting were distributed via email to the board and approved with a motion made by Brent Todd, seconded by Frederick Hamilton and a unanimous vote.

There were no public hearings during this meeting.

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

No comments

**Finances:**

No discussion of finances were held at this special called meeting.

**Welborn Property:**

Andre' Bittas, City of Pelham Public Works and Developmental Services Director, attended the meeting to help us get a letter together to send out to the tenants. Andre went over what has transpired with the purchaser that wants to buy part of the property that the city owns. The proposed purchase includes a 2 acre lot and potentially affects up to 15 residents. The City attorneys suggested that before we sell property, we resolve any issues with residents. The indemnity clause could then be removed from the purchase agreement with the City.

Brent spoke of the tenant's desire to hear from us. The attorneys suggest that a resolution to authorize the mayor to give the tenants notice that the property is being sold should be presented to the Council. Brent asked that we give them 90 days, especially for the mobile homes. There was a discussion of the number of tenants and trailers. It was mentioned that at least one or more tenants had inquired about compensation to defray the cost of moving. There was a discussion about the potential for rent abatement, but no motions were made. There are 24 total tenants and one empty trailer that was "donated"

Rick Hayes attended the meeting since he was part of the council at the time of purchase and went over how the deal was structured. A portion of the property that was donated to the City would not be included in the proposed sale by the City and could potentially be donated to the CDA. Alabama code allows the City to donate to us per Bill Justice. There was a discussion about how that would have to be done. Andre' said the city had already declared that property as surplus property and time is of the essence.

Brent, the CDA liaison to the Welborn property, recommended that we keep the tenants in the portion of the donated property that will not be affected by the sale and the CDA owned portion until we are able to sell so that we have revenue to offset the cost of the note and ongoing expenses.

Amy read the draft of the tenant letter for the park residents she roughed out so that the board and attorneys had something to build on. She agreed to send to Bill Justice for review and editing.

A motion was called for to send an introductory letter from the CDA as owners of our portion of the property and managers of the City's portion of the property specifying what individual spaces are included. Brent made motion, Becky offered a second and all voted in favor.

There being no other discussions related to the special called meeting, Brent Todd made a motion to adjourn, Becky Beall seconded and the meeting adjourned at 6:54pm.