



**The City of Pelham
Commercial Development Authority Board Meeting**

**Tuesday, December 14, 2021 at 6:00 p.m.,
City of Pelham Water Works Building, 2nd floor conference room, located at 3111
Cummings Drive, Pelham, AL 35124**

MEETING MINUTES

- I. Call to Order: Chair, Ron Scott

- II. Agenda Review, Additions, Deletions and Approval Chair, Ron Scott

- III. Approval of the Minutes from the November 16, 2021 Special Meeting of the CDA Board -
Motion to approve made by Matthew Jaeh, seconded by Darrius Foster, approval vote unanimous.

- IV. Financial Report
 - a. Monthly Report – Matthew Jaeh explained the financial report as presented. 1st of 3 payments were made to the City of Pelham in order to pay-off the outstanding balance of \$75,000 on the CDA's line of credit. Additionally, the City of Pelham is going to deduct the monthly salary costs for the Economic Development Director before providing the CDA the balance of funding.
 - b. Fiscal Year 2021-2022 Budget Preparation Update -

- V. Status of Fran's Property Legal Description Correction – An update was provided by Ron Scott that the deed was being corrected and new survey being created.

- VI. Discussion of Welborn Street Property -
 - a. Property Status – fuel has been pumped out of the underground tanks and kerosene tank. Check will be given to the CDA from the fuel company for the
 - b. Tim German motioned to sell the flag pole to Mr. Hustler for \$10.00, seconded by Matthew Jaeh, vote to approve was unanimous.
 - c. A copy of the letter sent to the C-Store owner notifying her of the obligations to vacate was provided to the Board by Ron Scott. A camper located on the property was raised and it was thought that someone new had parked the trailer on the property and appeared to living in it.



- d. **Property Rezoning Process** – Darrius Foster made a motion to approve paying for the new survey for the zoning application process, seconded by Matthew Jaeh, vote to approve was unanimous.

VII. Discussion and Consideration of the unsolicited Purchase Offer submitted by United Contracting & Design, LLC, for the CDA owned property located at 2774-2788 Pelham Parkway, Pelham – Ron Scott provided a copy of a picture of a commercial property in Trussville that looks like something the CDA would want to have built on the property. Ron Scott stated that he was not in favor of seeing a c-store, gas station and automated car wash developed on the site. Tim Reddock informed the Board that the company who made the offer to purchase also builds all of Shane Jones c-stores. Mr. Reddock told the board they would build something more commercial/retail in nature. A motion was made and seconded to have an appraisal performed at a cost not to exceed \$2,000. Vote to approve was unanimous.

VIII. Closing Remarks: Vice Chair Foster – Grants discussion: Darrius Foster expressed his desire to see the CDA create a commercial grant program. Some of the questions posed to the Board were: 1) the amount of the grant; 2) does the Board want to do funding tiers; 3) what is the maximum grant allowed; 4) is the grant reimbursable; 5) is it a matching grant; 6) should the CDA pay the applicant's vendor directly; 7) is the grant offered for exterior (façade) items only; and 8) what are the grant boundaries.

Local business owner, Rachel Rose, was present and was in support of a commercial grant program being created.

IX. Adjournment: Meeting ended at 7:30pm.