



The City of Pelham
Special Meeting of the Commercial Development Authority

Thursday, November 4, 2021 at 6:00 p.m.
Pelham Senior Center, 50 Racquet Club Drive

Meeting Minutes

Call to Order: The CDA Board meeting began at 6:14 p.m. with all Board members present

Discussion and Consideration of Sale and Purchase Contract for the CDA owned property located at 2878 Highway 31, Pelham, AL, more commonly known as The Welborn Street Property: Chair, Ron Scott opened the item by giving a brief history of the CDA's acquisition and ownership of the property. Mr. Scott then disclosed a meeting that he took part in at the conclusion of the City Council meeting on Monday, November 1, 2021, with the Mayor, Council President, Council members Coram and Walsh, City Manager, City Development Department Director, City Zoning Official and Economic Development Director at which the City presented the details and intentions of the City's Plan Pelham for properties like the Welborn Street. Plan Pelham suggests that properties along the Highway 31 Corridor that are currently zoned M-1 (manufacturing), should be rezoned to the B-2 (general commercial) whenever possible. Given that the one of the CDA's goals is to further the objectives of the City and Plan Pelham, Chair Scott then recommended that the CDA Board reconsider the unsolicited Purchase and Sale offer they received from Wright Construction. Mr. Tim Reddock, was recognized by Chair Scott and announced that Wright Construction had withdrawn their offer to purchase the Welborn Street property.

In light of the fact that the CDA had not received a formal written statement of termination from Wright Construction, a motion was made by Board member Rodriguez that negotiations with Wright Construction be terminated. The motion was seconded by Board member Jaeh, the vote was unanimous.

A second motion was made by Board member Jaeh to pursue rezoning of the property from the current zoning designation of M-1, to the new zoning designation of B-2. The motion was seconded by Board member Rodriguez, the vote was unanimous.

Board discussion continued regarding the status of the remaining occupants on the Welborn Street property and what still needed to be done before work can be performed to prepare the site for future redevelopment. Chair Scott raised the issue concerning one of the existing occupants, Mrs. Walker. Unfortunately, it was discovered that her mobile-home trailer was in poor structural condition and could not be relocated to another home site. It was determined that additional time would need to be given to Mrs. Walker, however, no formal decision or motion was made specific to her condition and further discussion of this item would need to take place at the Board's November 16, 2021 regular meeting. Additionally, the Board asked that if any significant activities took place on the property between the Special meeting date and the November 16th meeting date, that an update be sent to all of the Board members.

Adjournment: The CDA Board meeting concluded at 8:10pm with a motion by Board member German and seconded by Board member Jaeh, the vote was unanimous.