



**City of Pelham
Commercial Development Authority
Senior Center
August 17, 2021 at 06:00pm**

Board Attendees:

Ron Scott	Tim German	Matthew Jaeh
Roberto Rodriguez	Darius Foster	

1. Agenda Review/ Call to Order:

Chairman, R. Scott

- a. R. Scott called the meeting to order at 6:11pm CST, all members were present

2. Financial Report

Secretary/ Treasurer M. Jaeh

M. Jaeh presented the financials – Lodging Tax received, \$42,397.14; plus \$3,100 in rental income. M. Jaeh announced that the accounting firm has begun working on the CDA financial audit.

Motion: R. Rodriguez motions to accept the financial report; D. Foster Seconds the motion; all in favor, no opposition.

3. City Economic Development Director

Michael Simon

- a. **Welcome Event:** R. Scott- to use this event as a networking opportunity with the City's Leadership Team, County government officials and developers. An event budget of \$4,500 was presented for the Board's consideration. There was discussion regarding the decision on what type of music should be chosen and the consensus was to have live music at the event.

Motion: M. Jaeh made a motion to allocate \$4,500 for the event motion seconded by R. Rodriguez.

4. Review of Current Projects

- a. **Wellborn Property**

Tim Reddock (Present)

R. Scott presented an update on the status of the tenants leaving the buildings. All of the tenants have been notified that they will need to vacate the premises, however, as of the date of the CDA meeting, none had found other accommodations. R. Scott suggested that the CDA continue to work with the tenants and provide them more time. T. German suggested using a monetary incentive such as rent relocation but Tim Reddock stated that he does not think it will be effective.



Tim Reddock presented discussed that he has a party interested in purchasing the property for purposes of building a new office/headquarters. The interested company is a long standing Pelham construction company. R. Scott commented that the property will still need demolition and the environmental report still needs to be completed. Tim Reddock asked the CDA Board if they had determined a sales price for the property. R. Scott indicated that further research was necessary before deciding on a sales price. R. Scott was to conduct research to determine CDA's previous purchase price and how much the City sold their piece of land. R. Scott would verify any notify the rest of the Board on his findings.

- b. **Old Fran's Property** – new owner has wavered but now has a partner that is joining him on the proposed new convenience store
- c. **Spankey's Property** – name for the balance of the parcel's frontage

Discussion occurred regarding possible restaurants or others that might be interested sites.

5. Review of Redevelopment Areas

R Scott began the item by suggesting that addition of two parcels- 1. Old Walmart/ Mastec building. R. Scott mentioned the market study report that is to be completed within the next 10-20 days. 2. Golden Corral property behind and north of Cracker Barrel. Melody has referenced that she knows of a larger and good prospect for the site. R. Scott mentioned that this could be a good parcel for the CDA to offer incentives. R. Rodriguez suggested that the property has been cleaned recently and was a mess previously. R. Scott discussed having Michael Simon and Melody work with the potential tenant/business to be able to gain assistance from the CDA. (potential discussion about the Pig). Motion to add these two parcels to the CDA's redevelopment area; Tim German made the motion, second from Matt

- a. Review of 6 maps provided by Josh Osbourne
- b. Map 1 – Area across from Summer Classics
 - i. Need to complete the survey for Shane's portion
 - ii. Someone is interested in the entire property
 - iii. R.Rodriquez to reach out to the car dealer
- c. Map 2 – Campus 124 Area
 - i. Consensus with the exception of the trailer park, it's not really blighted, just empty lots and Campus 124 shouldn't be in our area of influence
- d. Map 3 – Areas by the Walmart
 - i. Consider contacting the TitleMax
 - ii. Façade improvements for some of the smaller businesses
 - iii. Consider Warrior Tractor Dealer as an area to be included
 - iv. R. Scott to reach out to the mobile home park



- e. Map 4 – Blueberry Hill
 - i. Some discussion on the church area
 - f. Map 5 – Area by the Pelham Park / Middle School and Library
 - i. Consider removing Camp Scotty
 - ii. Consider adding Louies fine foods building
 - g. Map 6 – Area across from City Hall (2 buildings)
 - i. R. Scott to reach out to existing owners
 - ii. Consider adding Goodyear Building
 - iii. Consider adding the Susan Schein Dealership
 - h. Other areas:
 - i. Beardon Property
 - ii. Lumpkin
- 6. 58 Inc. Update** M. Whitten (absent)
- a. Michael Simon provided an update on several parcels within the CDA area and other City
- Michael Simon responded to a question asked by Brd. Mbr. Foster concerning acquisition and timing of those potential buys. The discussion continued into the benefits surrounding grant programs that could be funded by the CDA.
- 7. Closing Remarks** Chairman, R. Scott
- 8. Adjourn**
- a. R. rodriguez motions to adjourn
 - b. M Jaeh seconds
 - c. Meeting is adjourned at 7:35pm CST