

The City of Pelham
Commercial Development Authority Board Meeting
Tuesday, February 15, 2022 at 6:30 p.m.
Pelham Senior Center, 50 Racquet Club Parkway, AL 35124

AGENDA

- I. Call to Order: 6:33pm Ron Scott, Board Chair

- II. Approval of the Minutes from the January 18, 2022 CDA Board meeting.

- III. Status of Welborn Street Property
 - A. Work to be completed: Last tenant has vacated the property. Cost to move the trailer will be invoiced to the CDA.
 - B. Environmental Report: Second environmental report was completed during the week of February ...cost of the report - \$5,000. Pelham Fire Department will wait until the underground tanks are removed before they hold the training burn of the ranch style house. ADEM is processing the tank removal application. Tank removal may require some traffic monitoring.
 - C. Developer Meeting with City Officials: Ron Scott noticed the meeting with city staff and United Contracting to review their intended development proposal. The city was in agreement that the intended use is allowed under the current zoning.
 - D. Consideration of United Contract Offer: Ron Scott - \$400,000, \$10,000 deposit, clean environmental and title, right of first refusal, removal of all "temporary" structures, removal of power poles and lines (\$1500) is the cost quoted by AL Power. Opened the item for discussion - The value of the Delta Researcher appraisal was \$1,155,000. Discussion was not in support of selling for the contract offer price. A counter offer was proposed in the amount of \$825,000, which equals 75% of the appraised value. Tim German made the motion, Darius Foster made the second, the vote was unanimous.

- IV. Financial Report Matthew Jaeh, Secretary/ Treasurer

reported that the budget is trending within forecast of expenditures and revenues. 1099s were distributed and taxes are being performed by the accounting firm. \$385,000 cash on hand. Line of Credit has been paid in full, last of the three payments. \$150,000 has been budgeted approved by the Board for the clearing of the Welborn Street property. Roberto Rodriguez made a motion to pay the ATC for the enviro survey/report "up to" \$5,000, Matthew Jaeh seconded and the vote was unanimous. A motion was made by Tim German to approve the invoice submitted by Bradley Smith at the cost is \$425 for moving Mr. Ali from the premises, Roberto Rodriguez seconded and the vote was unanimous.

V. Status of Fran's Property

Ron Scott, Board Chair & Tim Reddock

A. Consideration of Shane Jones Contract Offer: Proposed to buy balance of property for \$175,000.

B. Consideration of United Contract Offer: Proposed buying balance for \$550,000

C. Consideration of Tacala Contract Offer: Proposed buying parcel C for \$275,000

A motion was made by Matthew Jaeh, to perform an appraisal of the property and seconded by Roberto Rodriguez, the vote was unanimous.

VI. Policies and Procedure Draft Update

Tim German, CDA Board Member

disclosed that he had scheduled a meeting to discuss policies on acquisition and disposal with city staff on Tuesday, Feb. 22 at 4pm. Darius Foster said he would like to see a flexible policy. Items for the meeting: selling property, purchasing property and grant programs. Roberto Rodriguez suggests having a Work Session, informal. City Council President Mercer provided input on the open meetings law and publicly noticing the Work Sessions.

VII. Grant Program Update

Ron Scott opened the item by saying that he appreciated the time and work put forth on the grant application & guidelines by Darius Foster. Darius Foster presented a draft to the Board via email and requested the Board submit any edits. The goal is to start the grant program April 1, 2022.

VIII. Future Property Purchases

Ron Scott, Board Chair requested

permission from the Board to speak to the owners of the two houses off Hwy 31, with the yellow roofs (address was unknown). There was an overall discussion concerning various areas of interest such as Lee Street, property the PD wants, other poorly kept properties. Purpose of the CDA would be to acquire and resell/redevelop properties in a fairly decent turn-a-round timeframe, market depending.

IX. Additional items for discussion: Darius Foster mentioned his desire to meet with Michael Simon to go over website design/pages. Ask city if they have any excess traffic barrels to block the entrances at Welborn Street. Tim German brought up the idea of a Pelham business day type of an event. Roberto Rodriguez asked about the status of the Pelham Business Alliance? Council President Mercer provided a summary.

*Be noted that Vice Chair Darius Foster left the meeting at 7:52pm.

X. Call for Adjournment: 7:58pm, Tim German made a motion to adjourn, the motion was seconded by Matthew Jaeh.