

The City of Pelham
Commercial Development Authority Board (CDA) Meeting
Tuesday, April 19, at 6:00 p.m.
Pelham Senior Center, 50 Racquet Club Parkway, AL 35124

MEETING MINUTES

I. Call to Order

Darius Foster, Board Chair

The meeting was called to order by Chair Darius Foster at 6:10pm. All members were present as well as the CDA Attorney and Economic Development Director Michael Simon.

II. Agenda Approval, Additions or Deletions

Darius Foster, Board Chair

A motion was made by Tim German to approve the minutes. Matt Jaeh seconded the motion. The agenda was approved unanimously.

III. Approval of the Minutes from the April 7, 2022 CDA Board Special meeting

A motion was made by Tim German to approve the minutes. Roberto Rodriguez seconded the motion. The minutes were approved unanimously.

IV. Executive Session

A motion was made by Tim German to enter Executive Session to discuss the sale or purchase of real property. Matt Jaeh seconded the motion. The motion was approved unanimously, and the Executive Session began at 6:13pm.

A motion was made by Matt Jaeh to exit the Executive Session. Roberto Rodriguez seconded the motion. The Executive Session ended at 6:53pm.

V. Financial Report

Matthew Jaeh, Secretary/Treasurer

Matt Jaeh emailed a report. A discussion ensued about the merits of conducting a financial audit. A motion was made by Matt Jaeh to move forward with a financial audit. Tim German seconded the motion. The motion was approved unanimously.

A motion was made to purchase a corporate seal for less than \$100.00 by Matt Jaeh. Roberto Rodriguez seconded the motion. The motion was approved unanimously.

VI. Economic Development Update

Michael Simon, Director

A. Cooperative District – The resolution needs to be signed tonight and then the executed documents will be sent to Rod Kanter to move forward in the process.

B. Current Projects – Half Shell Oyster is preparing to open in May. Mapco opened and the ribbon cutting was Monday. Subway there is already leading sales of any other Subways in Alabama. Cahaba Tractor is progressing. Caliber Collision is working on building design to meet the overlay district requirements. There is work being done on the former Bojangles building; Little Tomato is the business that is going there. Nino's Italian has closed. Michelle, who worked at Nino's joined with Karen of Buck Creek Coffee to take ownership of Bama Burgers. Elizabeth Moore Chocolates opened near Mike's Merchandise selling high-end chocolate and she is working with Jeff State to apprentice interns through her shop.

C. Prospective Projects – Talked to owner Potato Po-ta-toe that may be interested in expanding; he may be interested in looking at the Nino's building. The City received a LOI for the property in front of the library by the developers of the Canopy. Pelham Diner has sold to the owner of the restaurant, Fat Johnny's from Columbiana. That change will occur as of May 1. Blueberry Hill is being looked at for parks and recreation with some retail on the HWY 31 side.

VII. Professional Organization Memberships/Conferences

Darius Foster, Board Chairman

Chair Darius stated that they need to pause on the larger organizations as of now. He proposes that the members attend the EDAA summer conference before joining. Roberto Rodriguez motioned to investigate feasibility of the EDAA and attend the summer conference. Matt Jaeh seconded. The motion was approved unanimously.

VIII. Strategic Planning Update

Darius Foster, Board Chairman

Chair Darius Foster stated that the City is also doing a strategic plan. He will strategize more and bring more information later.

IX. Website Update

Darius Foster, Board Chairman

Chair Darius Foster provided a proposed website page structure for GrowPelham.com. The maintenance will be \$150 per quarter. The one-time up-front fee is \$1495 and includes 18 months of hosting. Matt Jaeh suggested getting at least one other quote. Chair Darius will get another quote and the rest of the members will review the proposal as well as the Georgia and Tennessee Economic Development Authority websites before next meeting so a vote can be had at that time.

X. Committee Reports

A. Purchases, Disposals & Development Committee

1) **Status of Fran's Property** –Atty. Arnold stated that he received an email just a minute ago from Atty. Clay Maddox and he will give him a call tomorrow. Ron Scott will engage with Shane Jones. A motion was made by Roberto Rodriguez to initiate furthering the sequencing of events of the filing process on Monday morning (to be filed by Friday April 29) if they are not

able to achieve favorable results by COB Friday. Tim German seconded the motion. The motion was approved unanimously.

2) Status of Welborn Street Property – Ruth will be emailed by Atty. Josh and she will be given 5 days. A motion was made by Roberto Rodriguez that she will be given 5 days or she will forfeit the diesel fuel and the moves will be made to dispose of the fuel by the company that pumped the fuel originally. Matt Jaeh seconded the motion. The motion was approved unanimously. Roberto Rodriguez will work to get quotes to cleaning the property up and making it more presentable. A discussion also needs to be had with André Bittas to discuss remediating the asbestos. Tim German motioned to move forward with getting an official quote from API to remediate. Roberto Rodriguez seconded the motion. The motion was approved unanimously.

3) Discussion on Property Acquisitions – Matt Jaeh motioned that the price will be the appraisal value and that all of the proposals will be responded to. Roberto Rodriguez seconded the motion. The motion was approved unanimously. Ron Scott will check to see if the yellow buildings are for sale.

B. Policies, Procedures & Partnerships Committee

1) Update on MOU for City Services – Case by case basis.

2) Operational Policy Update – Tim German asked the members to look at Plan Pelham and determine what business types they think should be in Pelham.

3) Update on Corporate Seal – Motion approved above.

4) Discussion on future Redevelopment Plan Amendment – Atty. Arnold stated that the City has to amend to add more territory for the CDA. Chair Darius and Michael will meet to discuss which areas to take to Council. Chair Darius asked Michael to set up a meeting with he, Roberto and Council President Maurice Mercer and Councilman David Coram to discuss further.

5) Legal Opinion concerning future grant program – Atty. Arnold stated that façade grants seem to more of a main street type of thing. Usually, CDAs deal with larger types of projects, but there is nothing wrong with it. The problem is having the money to fund that ongoing. If it is a one-time thing, it may be more feasible. Legally he does not believe that there is anything wrong with it.

XI. Call for Adjournment

A motion was made by Roberto Rodriguez to adjourn the meeting. It was seconded by Matt Jaeh.

The meeting ended at 8:18pm.