



MEETING MINUTES
April 16, 2024

- I. Call to Order Roberto Rodriguez, Board Chairman
Board Members present: Chair, Roberto Rodriguez, Darius Foster and Edna Felton
- II. Agenda Approval, Additions, or Deletions Robert Rodriguez, Board Chairman
Motion to approve the agenda was made by Darius Foster and seconded by Edna Felton. Motion passed unanimously.
- III. Approval of the Minutes from the March 19, 2024, CDA Board meeting
Motion to approve the meeting minutes from March 19, 2024, was made by Edna Felton and seconded by Darius Foster. Motion passed unanimously.
- IV. Finance Matthew Jaeh, Secretary/Treasurer
A. 30-day Financial Report
Financial report was reviewed by the Board members present. No motion was made.
- V. Economic Development Michael Simon, Economic Dev. Director
A. Pertinent Development Updates from City Hall
Reported that Jack's Family Restaurant has completed the contract negotiations with the City for the purchase of the property located on Highway 35, adjacent to the new Tractor Supply. Discussions continue with potential restaurants for space within the development in front of the Pelham Public Library.
- VI. Committees Roberto Rodriguez, Board Chairman
A. Purchases, Disposals & Development Committee
1) Purchases
- None submitted
2) Disposals
- Welborn Property – Status of the Development Agreement with United Contracting
A brief discussion regarding the status of the Development Agreement with United Contracting. Chair Rodriguez told the Board that he had spoken to John Behl since the March meeting and Mr. Behl agreed with the terms if they reflected an 18-month timeframe for vertical construction. Chair Rodriguez told the Board that he would have CDA attorney, Josh Arnold, send a final document to Mr. Behl for his execution.
3) Development
- Status of Fran's Property:
Brief discussion regarding the possibility of creating a food truck park. No action was taken.
B. Policies, Procedures & Partnerships Committee
1) Policies
- Update - CDA Proposed Legislative Revisions:
Senator Weaver and Representative Paschal reported via phone call that SB 168 had passed both the State Senate and the House and is awaiting formal approval by Governor Ivey. The Bill is expected to be signed on April 30, 2024.
- VII. Executive Session (If determined necessary by the CDA Board): None
- VIII. Call for Adjournment
Motion to adjourn the meeting at 6:40pm was made by Darius Foster and seconded by Edna Felton. Motion passed unanimously.