The City of Pelham
Commercial Development Authority Board (CDA) Meeting
May 21, 2024, at 6:00 p.m.
Council Conference Room - City Hall, Pelham, AL 35124
growpelham.com

THE CITY OF PELHAM
EST. 1964

MEETING MINUTES: May 21, 2024

I. Call to Order: ***6:05 pm*** — Roberto Rodriguez, Board Chairman

Board Members present: Roberto Rodriguez, Chair, Tim German, Vice Chair and Matt Jaeh, Secretary/Treasurer

II. Agenda Approval, Additions, or Deletions — Robert Rodriguez, Board Chairman

Motion to approve the agenda made by Tim German, seconded by Matt Jaeh. Motion passes unanimously.

III. Approval of the Minutes from the April 16, 2024, CDA Board meeting

Motion to approve the minutes made by Roberto Rodriguez and seconded by Tim German. Motion passes unanimously.

IV. Finance — Matthew Jaeh, Secretary/Treasurer

A. 30-day Financial Report

Secretary/Treasurer Jaeh provided the Board with a summary of the financial report. Board member Jaeh added to the discussion by suggesting that benefits could be gained by having a strategic planning session for the budget and focused projects for the upcoming fiscal year 2024-2025. Board members present were supportive of the concept and requested that Board member Jaeh initiate the planning for such a session. AQ motion was made by Matt Jaeh to authorize payment to attorney Josh Arnold and seconded by Tim German. Motion passes unanimously.

V. Economic Development — Michael Simon, Economic Dev. Director

A. Pertinent Development Updates

A summary of economic development activity was provided by Michael Simon including an update on the Library site project by informing the Board that Edgar's request for an economic development incentive was supported by the City Council as was the request for similar incentives made by Waldo's Chicken & Beer for the same project location. Jack's Family Restaurant is moving closer to obtaining permits and then to closing.

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

Board member Rodriguez provided the Board with an update on the continued negotiations of the Development Agreement with John Behl of United Contracting. A final version of the Development Agreement had been given to Mr. Behl on May 5, 2024, and an email was received by Board member Rodgriguez prior to the start of the meeting that his attorney was reviewing the final version and would provide the Board with any additional revisions he

required. All three Board members expressed their concerns and frustration with Mr. Behl's email and felt that he has been given an adequate amount of time to conclude the negotiations of the Development Agreement dating back to the signing of the Purchase and Sale Agreement in August 2023. Board member Jaeh made the motion to inform Mr. Behl that he had until 5:00pm on Friday, May 24, 2024, to execute the Development Agreement as presented by Josh Arnold on May 5, 2024, and if not, the CDA Board would move to terminate the Purchase and Sale Agreement on the basis that it which is contingent on the execution of a Development Agreement. The motion was seconded by Tim German and passed unanimously.

The Board also discussed the condition of the Welborn Street parcel had reached a point where it needed to be mowed and cleaned. A motion was made by Tim German to authorize Board member Rodriguez to hire the lot cleaning crew for the Welborn Street parcel as well as to obtain the cost proposal for the following six months, not to exceed $5,000. Motion was seconded by Matt Jaeh and passed unanimously.

3) Development

- Status of Fran's Property

Discussion about the various development possibilities and efforts to get the property sold took place between the Board members. Additionally, the topic of the potentially engaging in future conversation with adjacent property owner, Shane Jones, might be beneficial as they try to solicit interest in the parcel.

B. Policies, Procedures & Partnerships Committee

1) Policies

- Update - CDA Proposed Legislative Revisions Approved under SB168

Board member Tim German summarized the final passing of State Bill 168, amending the language of the existing Statute to include single use, single entity development within the definition of the term, "project". All Board members expressed their appreciation for Senator Weaver and Representative Paschal for their support and sponsorship of the bill.

VII. Executive Session (If determined necessary by the CDA Board)

VIII. Call for Adjournment

Board member Jaeh made the motion to adjourn the meeting and seconded by Tim German. The motion passed unanimously. The meeting ended at 6:55pm.