



MEETING MINUTES

- I. Call to Order: **6:03pm, Quorum Established** Roberto Rodriguez, Board Chairman
Board members in attendance: Chair – Roberto Rodriguez, Vice Chair – Time German, Secretary/Treasurer – Matthew Jaeh, Board member Edna Felton.
- II. Agenda Approval, Additions, or Deletions Robert Rodriguez, Board Chairman
Motion to approve the agenda with the addition of discussing the properties known as Louis's and Waynes Produce made by Matthew Jaeh and seconded by Edna Felton. The vote was unanimous.
- III. Approval of the Minutes from the May 21, 2024, CDA Board meeting
Motion to approve the minutes from the May 21, 2024, CDA Board meeting was made by Matthew Jaeh and seconded by Edna Felton. The vote was unanimous.
- IV. Finance Matthew Jaeh, Secretary/Treasurer
A. 30-day Financial Report: May & June 2024
Financial report presented by Matthew Jaeh. No official action taken.
- V. Economic Development Michael Simon, Economic Dev. Director
A. Pertinent Development Updates
Updates were given on the progress of the construction of the new Jack's Family Restaurant, the economic development incentives for both Edgar's and Waldo's Chicken & Beer, the overall Pelham Central Park project, new Park 124 project completion as well as an update on new businesses/restaurants in Pelham.
B. Consideration of City's Desire for Funding Adjustment
The CDA Board was presented with a request for approval from the CDA Board to allow the City of Pelham use of an annual allocation from their share of the city's lodging tax revenue in the amount of \$15,000 for use in opportunities of tourism related event promotion and economic impact is realized with certain benefit being derived by the Pelham hotel and/or restaurant industries. The Xterra Championships event was given as an example. Funding would be used to reimburse the costs of hotel stays for the event host, sponsors and other designated entities in exchange for promoting the City of Pelham and its assets.
Motion was made by Tim German and seconded by Edna Felton, to approve the City of Pelham's request for approval to use of an annual allocation from their share of the city's lodging tax revenue in the amount of \$15,000 for use in opportunities of tourism related event promotion and economic impact is realized with certain benefit being derived by the Pelham hotel and/or restaurant industries. The vote passed unanimously.

VI. Committees

Roberto Rodriguez, Board Chairman

A. Purchases, Disposals & Development Committee

1) Purchases: **Agenda Amended:**

a. **Louis's Restaurant property located at 2720 Pelham Parkway**

b. **Wayne's Produce property located at 3557 Pelham Parkway**

The CDA board discussed both properties and their interest in seeing these abandoned and derelict properties redeveloped and suggested they each visit the properties prior to the next meeting at which time they would explore more detailed options.

- None submitted

2) Development

- Welborn Property:

The CDA Board commented on how much better the property looked since being mowed. Roberto Rodriguez raised the question of whether they should remove all the existing trees on the property in preparation for redevelopment or leave them. Discussion lasted a few minutes with consensus being that it looks better with some trees and that the Board could perhaps identify any older or nuisance trees to be removed.

Additionally, Roberto Rodriguez indicated that he was working with a sign company to have new "for sale" signage made for the property.

Roberto Rodriguez continued the discussion and asked if the Board would be interested in hiring a commercial broker to represent them and market the property. In attendance was Tim Reddock, a commercial broker with Southeast Commercial, and reference was made to Mr. Reddock if he was interested in representing the CDA on the Welborn property. A general discussion occurred, and Mr. Reddock told the Board he would consider submitting a proposal.

- Fran's Property:

Roberto Rodriguez opened the discussion by indicating the Mr. Reddock contacted him regarding a previous inquiry about the purchase of the property by Tacala Companies. Roberto Rodriguez reminded the Board that Tacala Companies had submitted a Letter of Intent in January 2022, to purchase and develop the Fran's property into a new Taco Bell restaurant but negotiations discontinued due to the Board's hesitancy with language in the statute making it unclear if the property could be sold to a single commercial entity. Now that the statute has been amended thereby removing this concern, Roberto Rodriguez asked the Board if they wanted Mr. Reddock to speak to them about resubmitting a Letter of Intent. Consensus was given but no motion made.

Additionally, a motion was made Tim German to allow authorization for up to three food trucks to utilize the Fran's property as a location and Roberto Rodriguez would supply the authorization letter. The motion was seconded by Edna Felton and the vote was unanimous.

B. Policies, Procedures & Partnerships Committee:

Consensus was given to look at the calendar to select a date in early September to hold a Strategic Planning & Budgeting meeting. Michael Simon would send out a Google date survey and the Board could select a date a their August 20, 2024, meeting.

VII. Executive Session (If determined necessary by the CDA Board) **None.**

VIII. Call for Adjournment: ***A motion was made to adjourn by Matthew Jaeh at 7:05pm and seconded by Edna Felton. The vote was unanimous.***