



## MEETING MINUTES

- I. Call to Order: **6:05pm** 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 Roberto Rodriguez, Board Chairman  
**Motion to approve the agenda as presented was made by Tim German, seconded by Matt Jaeh, the motion passed unanimously.**
- III. Approval of the Minutes from the July 16, 2024, CDA Board meeting  
**Motion to approve the minutes was made by Tim German, seconded by Matt Jaeh, the motion passed unanimously.**
- IV. Finance Matthew Jaeh, Secretary/Treasurer  
A. 30-day Financial Report: July 2024  
**The Finance Report was presented by Matt Jaeh. No motions were made, or action taken.**
- V. Economic Development Michael Simon, Economic Dev. Director  
A. Pertinent Development Updates  
**Michael Simon provided the CDA Board with a brief update on current development activities within the CDA boundaries and city wide.**  
B. Discussion of Cooperative Districts  
**Michael Simon presented a summary of the Board's involvement in the creation of the Campus 124 and Canopy Cooperative Districts with the City Council approving a Development Agreement with each developer that a cooperative district would be created and license fee of 1% levied on sales tax related transactions to provide an alternate funding source to offset costs associated with certain public improvements required for these developments to be constructed. Mr. Simon informed the Board that many of the businesses located within the two districts had expressed disapproval and frustration with the requirement to levy a fee associated with their customer sales and were mainly in opposition to charging the fee. The City Council requested that the CDA Board consider the benefits of dissolving both Cooperative Districts and impacts it would have on the success of these businesses. A motion was made by Matt Jaeh to supporting the dissolution of the Campus 124 Cooperative District and the Canopy Cooperative District. The motion was seconded by Tim German, and the motion passed unanimously.**
- VI. Committees Roberto Rodriguez, Board Chairman  
A. Purchases, Disposals & Development Committee  
1) Purchases  
- Discussion: site visit to property located at 2720 Pelham Parkway, a/k/a Louis's  
**Tim German provided a recap of his site visit, accompanied by Matt Jaeh, Michael Simon and Mark Dinan, listing broker. The site visit was beneficial and enlightening, however, they did not support the CDA making a purchase offer on the property. Their conclusion was the building needed an exceeding amount of physical work and financial investment without the benefit of a solid return. No motion was made, nor action taken.**

2) CDA Owned:

- Welborn Property

***Brief discussion on current condition, no interested parties or offers to purchase have been submitted.***

- Fran's Property

***Brief discussion regarding the activities of the single food truck, Sage, that is occupying the property and the fact that the food truck owner is adhering to the rules and regulations of Pelham's licensing.***

B. Policies, Procedures & Partnerships Committee

***No items for consideration, no motions or actions taken.***

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

***No motion was called for entering an Executive Session.***

VIII. Call for Adjournment

***A motion to adjourn was made by Tim German and seconded by Matt Jaeh. The motion was passed unanimously.***