



Commercial Development Authority Meeting Agenda

Pelham City Hall - Council Work Room

June 17, 2025 – 6:00 PM

- A. Call to Order
- B. Record of Attendance
- C. Agenda Approval, Additions or Deletions
- D. Review and Approval of Minutes
 - 1. Approval of minutes of May 20, 2025 Commercial Development Authority meeting.
- E. Finance
 - 1. Presentation and approval of Finance Report.
- F. Marketing & Status of Properties Owned by CDA
 - 1. CDA Owned
 - a. 1908 Montgomery Highway
 - b. 1910 Montgomery Highway
 - c. Wellborn Property (2786 Pelham Parkway)
 - d. Fran's Property (3103 Pelham Parkway)
 - 2. Continue Discussion Regarding Marketing
 - a. Lamar Sign
 - b. Business Website
 - c. Discussion regarding contract with Susan Kelly of ARC realty to market CDA owned properties.
- G. Economic Development Update
 - 1. Justin Smith, Assistant City Manager, City of Pelham
- H. Executive Session
- I. Adjournment



Commercial Development Authority Meeting Minutes

Pelham City Hall - Council Work Room
May 20, 2025 – 6:00 PM

A. Call to Order

The meeting of the City of Pelham Commercial Development Authority was called to order at 6:07 PM on May 20, 2025 in the Pelham City Council Work Room in Pelham City Hall.

B. Record of Attendance

Present at roll call were Chairperson Roberto Rodriguez (Place #2), Secretary/Treasurer Matthew Jaeh (Place #4), and Board Member Keltin Garret (Place #5). Board Member Eden Roy (Place #1) joined at 6:18. Absent was Board member Chris Arvin (Place #3).

C. Executive Session

1. Memorandum from Attorney Josh Arnold advising on appropriateness of executive session.

The Chairman requested to take the agenda out of order and take the executive session as the last item of business.

D. Agenda Approval, Additions or Deletions

A motion was made by Keltin Garret to approve the agenda as presented. The motion was seconded by Matthew Jaeh. The motion was approved unanimously by the three members present.

E. Review and Approval of Minutes

1. Approval of minutes of April 29, 2025 Commercial Development Authority meeting.

The minutes from the April 29th, 2025 meeting of the Commercial Development Authority were reviewed by the members present. A motion was made by Matthew Jaeh to accept and approve the minutes as presented. It was seconded by Keltin Garret. The motion was approved unanimously by the three members present.

F. Finance

1. Presentation and approval of Finance Report.

A discussion was held regarding upcoming financial transactions and pending items. This was a discussion only as no action items were presented.

2. Approval for payment of invoice for legal services from Fortune, Beard, Arnold, Graham, & Arnold, LLP in the amount of \$4,150.

A motion to approve the payment of the legal services invoice presented by Fortune, Beard, Arnold, Graham, & Arnold, LLP in the amount of \$4,150 was made by Matthew Jaeh. A second was made by Keltin Garrett. The motion was passed unanimously by the three members

present.

G. Marketing & Status of Properties Owned by CDA

1. CDA Owned

A general discussion took place in regards to each of the below items. This was a discussion only, with no action items presented.

- a. **1908 Montgomery Highway**
- b. **1910 Montgomery Highway**
- c. **Wellborn Property (2786 Pelham Parkway)**
- d. **Fran's Property (3103 Pelham Parkway)**

2. Continue Discussion Regarding Marketing

A general discussion took place in regards to items (a) and (b). This was a discussion only, with no action items presented. Item (c) was not taken up in the meeting and no action was taken.

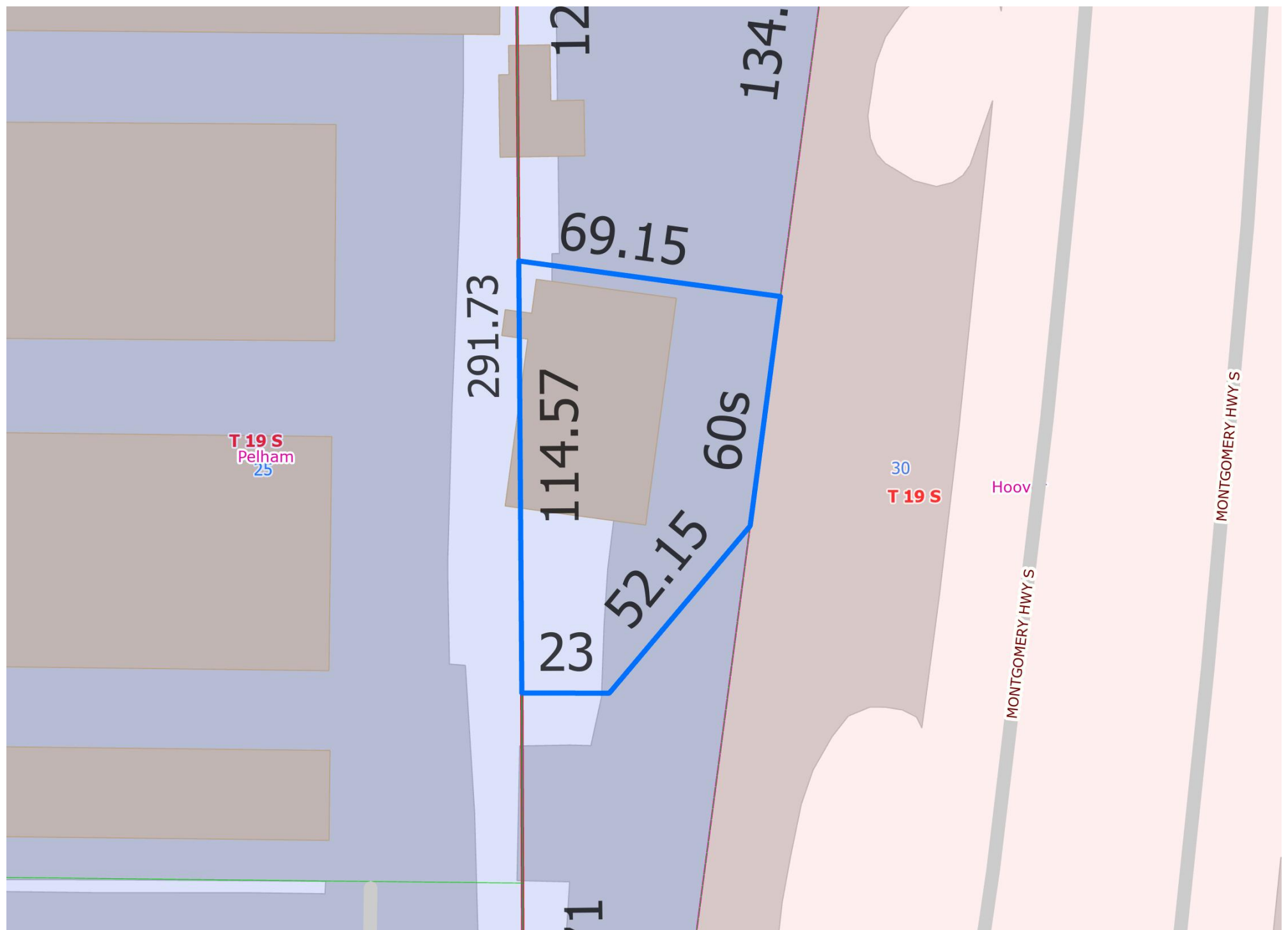
- a. **Lamar Sign**
- b. **Business Website**
- c. **Discussion regarding contract with Susan Kelly of ARC realty to market CDA owned properties.**

H. Economic Development Update

City of Pelham Assistant City Manager Justin Smith provided a brief update of ongoing economic development items of interest within the City.

I. Adjournment

At 6:44 PM, a motion was made by Eden Roy to adjourn the meeting and enter executive session. The motion was seconded by Keltin Garret. The motion was approved unanimously by the four members present. The meeting was adjourned and an executive session was entered into consistent with the legal opinion issued by Attorney Joshua Arnold for discussion regarding the purchase and sale of real property, with an anticipated duration of 30 minutes with no action to be taken after.





Shelby County, AL Property Record Information

PIN#: 10 9 30 0 002 006.000	Assessment Year: 2024	T19S R02W Sec30
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Owner Name	Owner Name
ALSAYED AYMAN	

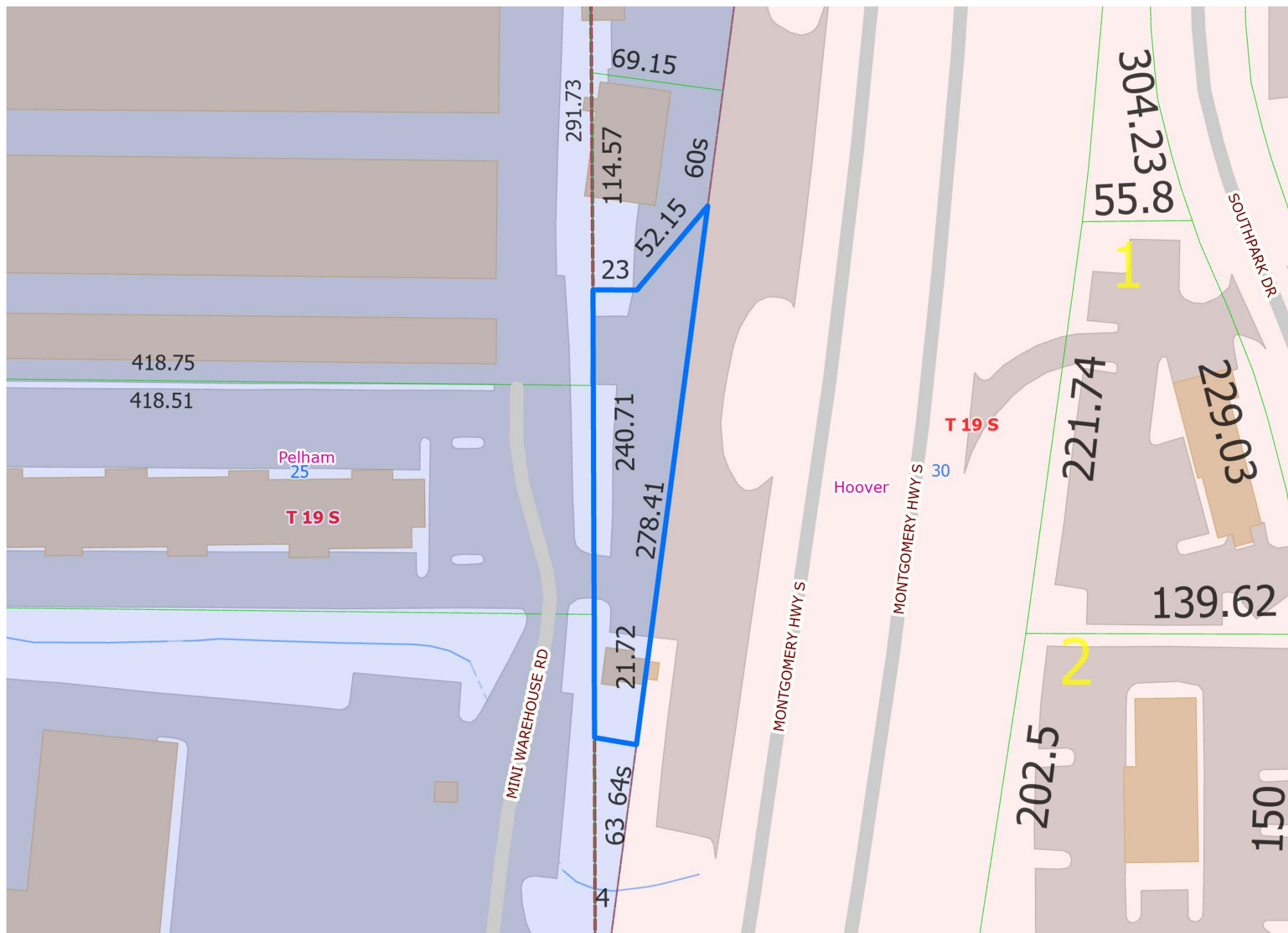
Address	Address	City, State Zip
5983 WATERSIDE DR		HOOVER, AL 35244

Site Information		
Subdivision Name:	Primary Lot:	Secondary Lot:
Block: 000	Map Book: 0	Map Page: 0
Lot Dimension 1: 60	Lot Dimension 2: 69.15	Acres: 0.14
Municipality: Pelham		

Description
COM NW COR SW1/4 SW1/4 S125 ALG W LN SEC 30 TO POB CONT S114.57 ALG SEC LN E23 NE52.15 TO W ROW US HWY 31 NELY60(S) ALG ROW W69.15 TO POB

Remarks
DB 286 P 140;DB 03 P 634;ST CERT #58-93-0053 CV98-365

Document Links
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Date: 05-16-2025

Shelby County, AL Property Record Information

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KHADAIR SALMAN	

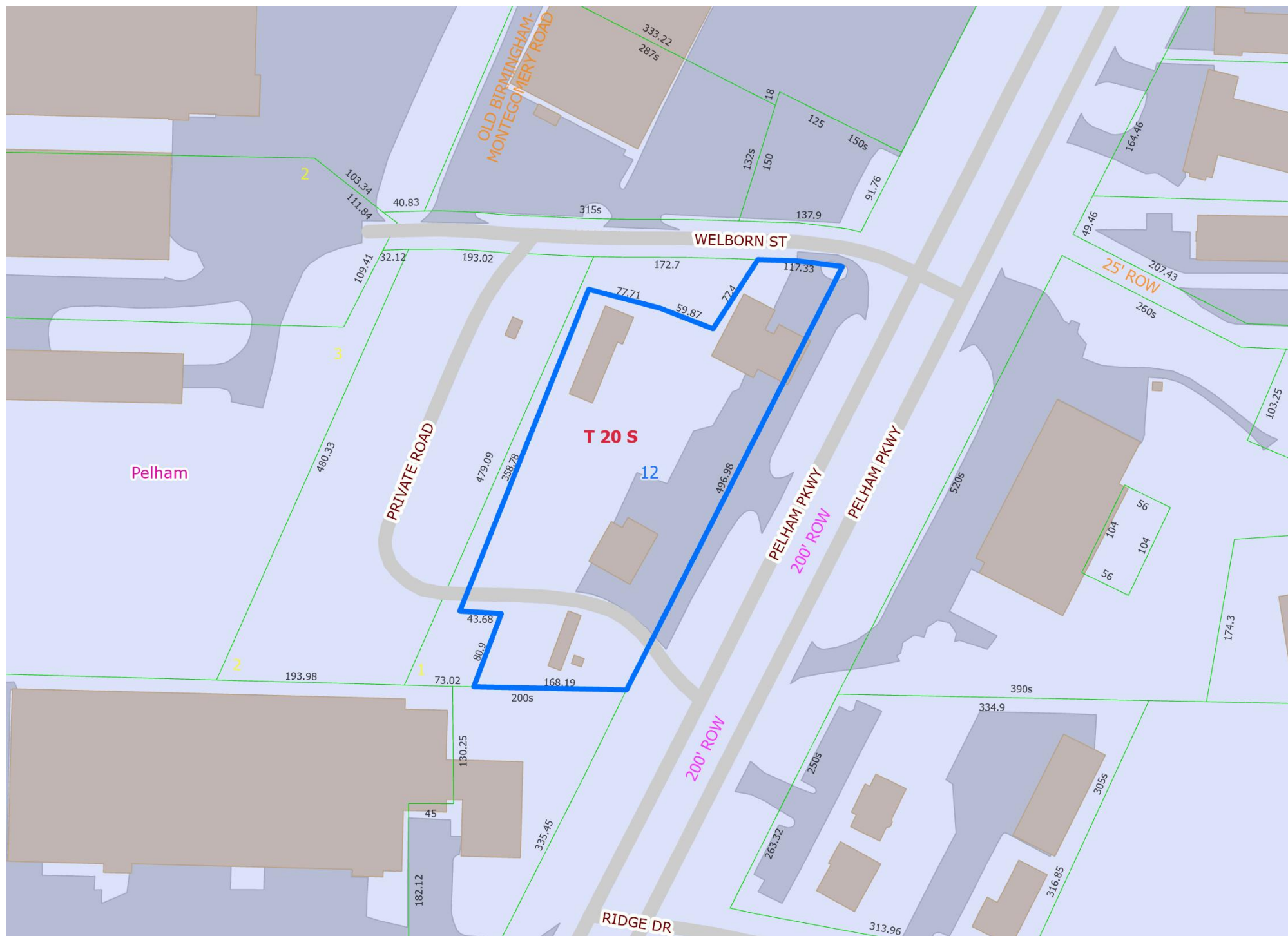
Address	Address	City, State Zip
279 TRACE RIDGE RD		HOOVER, AL 35244

Site Information		
Subdivision Name:	Primary Lot:	Secondary Lot:
Block: 000	Map Book: 0	Map Page: 0
Lot Dimension 1: 278.41	Lot Dimension 2: 52.15	Acres: 0.204
Municipality: Pelham		

Description
COM NW COR OF SW1/4 SW1/4 SEC 30 T19S R2W TH S 239.57 TO POBTH S 240.71 TH E 21.72 TH NE 278.41 TH SW 52.15 TH W 23.04 TO POB

Remarks
DB 334 P 314;STATE CERTIF 58-88-0023

Document Links
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Shelby County, AL Property Record Information

PIN#: 13 1 12 1 001 019.000	Assessment Year: 2024	T20S R03W Sec12
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Owner Name	Owner Name
COMMERCIAL DEVELOPMENT AUTHORITY OF THE	

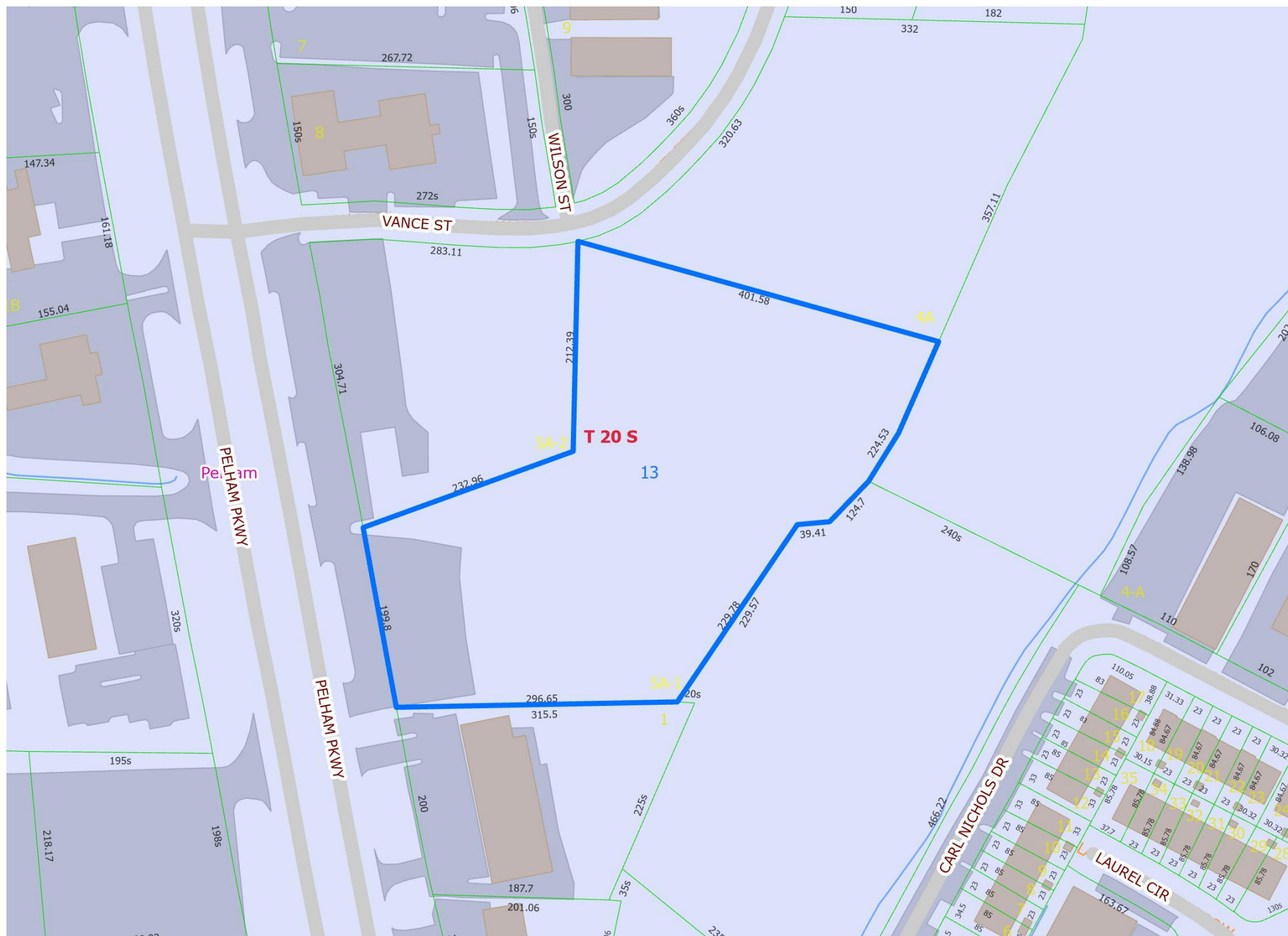
Address	Address	City, State Zip
PO BOX 1419		PELHAM, AL 35124

Site Information		
Subdivision Name:	Primary Lot:	Secondary Lot:
Block: 000	Map Book: 0	Map Page: 0
Lot Dimension 1: 117.33	Lot Dimension 2: 496.98	Acres: 2.31
Municipality: Pelham		

Description
COM SW COR SE1/4 NW1/4 E 1358.42 TO POB CONT E168.19 TO W ROW PELHAM PARKWAY NE ALG ROW 496.98 TO S ROW WELBORN STREET WLY ALG ROW 117.33 SW77.4 NWLY137.58 SWY358.78 E43.69 SW80.9 TO POB

Remarks
DB 315 P 495;RB 220 P 041;

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Shelby County, AL Property Record Information

PIN#: 13 6 13 3 001 022.000	Assessment Year: 2024	T20S R03W Sec13
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Owner Name	Owner Name
COMMERCIAL DEVELOPMENT AUTHORITY OF THE	

Address	Address	City, State Zip
PO BOX 1419		PELHAM, AL 35124

Site Information		
Subdivision Name: PELHAM ESTATES RES LOT 5A RES LTS 4 5 6 BLK	Primary Lot: 5A-1	Secondary Lot:
Block: 2	Map Book: 56	Map Page: 36
Lot Dimension 1: 199.8	Lot Dimension 2: 296.65	Acres: 3.9
Municipality: Pelham		

Description

Remarks
DB 243 P 895;

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