Commercial Development Authority Agenda

Pelham City Hall - Council Work Room
August 19, 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 July 15, 2025 Commercial Development Authority meeting.

E. Finance

1. Presentation and approval of Finance Report.

2. Approval of $700 bill for legal services provided to the CDA by Fortune, Beard, Arnold, Graham, & Arnold, LLP.

3. Approval of $125 bill for legal services provided to the CDA by Fortune, Beard, Arnold, Graham, & Arnold, LLP.

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)

Presentation: Proposal from Nabil Aljayeh

d. Fran's Property (3103 Pelham Parkway)

2. General Discussion and CDA Updates

a. Marketing of Existing Properties

b. Ideas, Goals, Objectives for the Coming Year

G. Economic Development Update

1. Assistant City Manager - Justin Smith

H. Executive Session

1. Opinion of the CDA Attorney

I. Adjournment

Commercial Development Authority Meeting Minutes

Pelham City Hall - Council Work Room
July 15, 2025 – 6:00 PM

A. Call to Order

The July 15, 2025 meeting of the City of Pelham Commercial Development Authority (CDA) was called to order by CDA Chairman, Roberto Rodriguez, at 6:05 PM.

B. Record of Attendance

Roll call was taken. In attendance are CDA Chairman Roberto Rodriguez, Secretary/Treasurer Matthew Jaeh, and Board Member Keltin Garrett, establishing a quorum. Marked as absent were board members Eden Roy and Chris Arvin.

C. Agenda Approval, Additions or Deletions

CDA Chairman asked whether there were any additions, deletions or modifications to the agenda as presented. Motion was made to approve the agenda as presented by Kelton Garrett, and seconded by Matthew Jaeh. The agenda was accepted by a unanimous vote of the members present.

D. Review and Approval of Minutes

1. Approval of minutes of May 20, 2025 Commercial Development Authority meeting.

Motion was made by Matthew Jaeh to approve the May 20, 2025 minutes of the CDA as presented. Motion was seconded by Keltin Garrett. The motion was approved unanimously by all members present.

E. Finance

1. Presentation and approval of Finance Report.

The Finance Report was presented by CDA Secretary/Treasurer Matthew Jaeh. Matthew Jaeh moved for the Finance Report to be adopted as presented. Motion was seconded by Keltin Garrett. All members present voted in favor.

2. CDA Online Banking Access

A resolution was introduced by CDA Secretary/Treasurer Mattew Jaeh to add designated CDA officers to access online banking for the CDA accounts held by Central State Bank. Motion to approve was made by Matthew Jaeh and seconded by Keltin Garrett. The item was approved unanimously by all members present.

F. Marketing & Status of Properties Owned by CDA

1. CDA Owned

a. 1908 Montgomery Highway

Update from City Regarding ALDOT Permit

Assistant City Manager, Justin Smith updated the CDA Board regarding recent developments for the site, including the issuance of an ALDOT permit to the City to allow the ALDOT right-of-way to be grassed.

Memorandum of Understanding with the City of Pelham

Assistant City Manager Justin Smith presented a Memorandum of Understanding (MOU) to the CDA board that would outline the responsibilities of the CDA and the City of Pelham as it related to the demolition of the site and the ALDOT right-of-way permit recently obtained by the City. If approved by the CDA, the MOU would be presented to the Pelham City Council at their next meeting on July 21, 2025. Motion to approve the MOU was made by Matthew Jaeh and seconded by Keltin Garrett. All members present voted to approve.

PPM Consultants - Proposal for Closure of Underground Storage Tanks

Assistant City Manager Justin Smith presented a proposal from PPM consultants for closure of the underground storage tanks located on the site and compliance with relevant related ADEM requirements. The estimated cost of the work was $43,101.00. Motion was made by Matthew Jaeh to accept the proposal and authorize the work to proceed at a cost not to exceed $43,101 without additional CDA authorization. The motion was seconded by Keltin Garrett and approved unanimously by all members present.

b. 1910 Montgomery Highway

1910 Montgomery Highway was discussed together with 1908 Montgomery Highway and no further action or discussion took place at this time.

c. Wellborn Property (2786 Pelham Parkway)

CDA Chairman Roberto Rodriguez discussed vegetation management on this property and the need to get quotes for ongoing service. No further action or discussion took place.

d. Fran's Property (3103 Pelham Parkway)

No further action or discussion took place.

2. Continue Discussion Regarding Marketing

CDA Chairman Roberto Rodriguez led a discussion outlining the need to step up marketing of the CDA's commercial properties.

a. Lamar Sign

Roberto Rodriguez indicated he wants to bring a proposal to the CDA board. No further action or discussion took place.

b. Business Website

No further action or discussion.

c. Discussion regarding contract with Susan Kelly of ARC realty to market CDA owned properties.

The CDA is not going to go forward with the engagement of Susan Kelly.

G. Economic Development Update

1. Justin Smith, Assistant City Manager, City of Pelham

Assistant City Manager Justin Smith provided a brief update of relevant economic development items in the city including the RE-AMP Charatte regarding development of the former ampitheatre site, and the upcoming opening date of Waldo's Chicken and Beer.

H. Executive Session

1. Opinion of the CDA Attorney

The CDA elected not to go into executive session and asked the Assistant City Manager to brief the board on recent interest in the Wellborn Property. Follow-ups will be made before the next meeting.

I. Adjournment

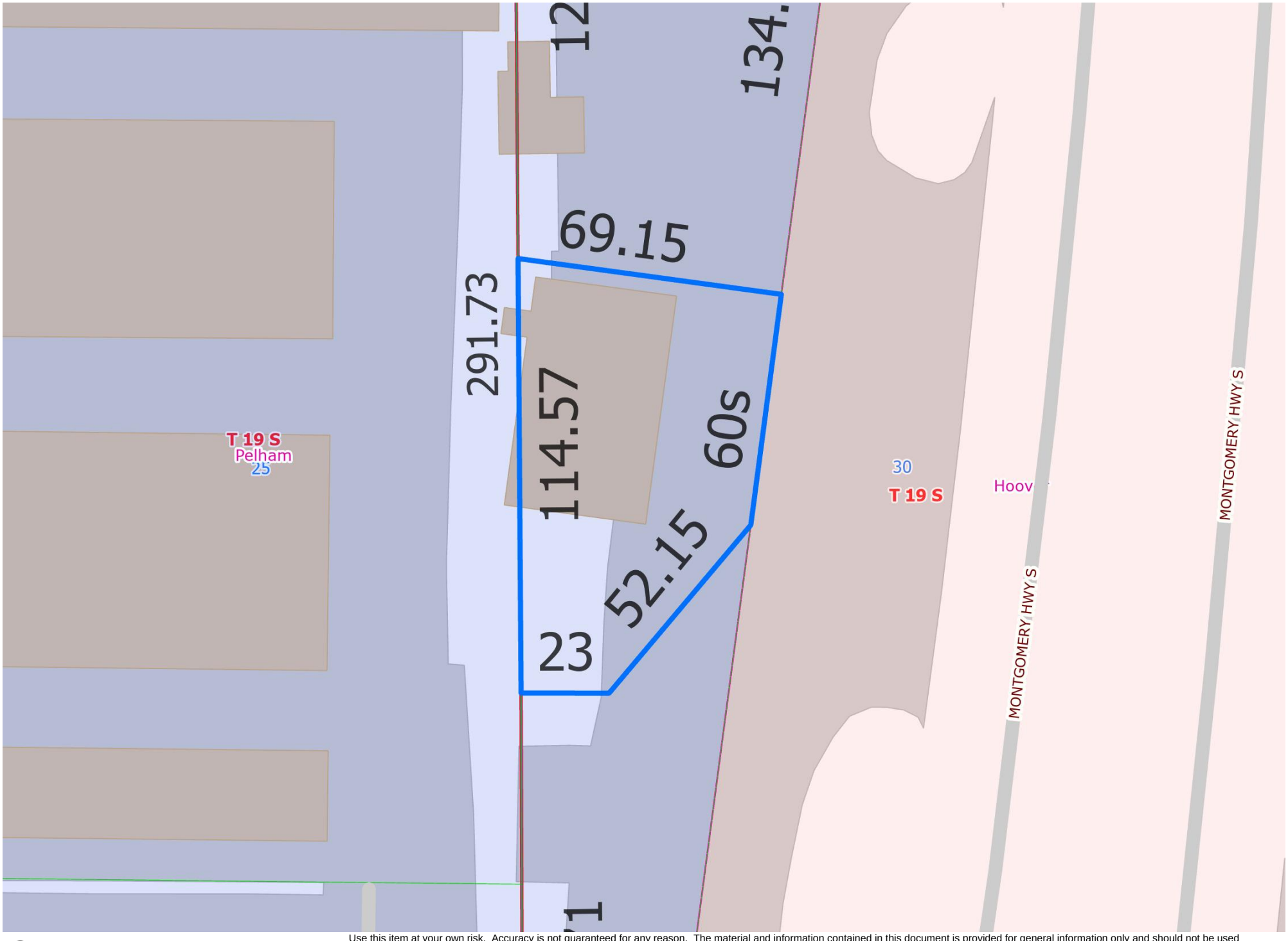
A motion to adjourn was made by Matthew Jaeh and seconded by Keltin Garrett. All members present voted in favor and the meeting was adjourned at 6:50 PM.

THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PELHAM
Transaction Detail by Account
July 1 through August 19, 2025

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
3845 · CENTRAL STATE BANK - OPERATING									
Check	07/08/2025		CITY OF PELHAM	Water Payment	X	8950 · UTILITI...		18.72	-18.72
Deposit	07/25/2025		CITY OF PELHAM	May 2025 Lod...	X	4020 · MONTH...	43,267.65		43,248.93
Check	08/07/2025	1032	Kellis Vegetation Ma...	Welborn Prop...		8680 · REPAIR...		1,200.00	42,048.93
Check	08/08/2025		CITY OF PELHAM			8950 · UTILITI...		21.22	42,027.71
Total 3845 · CENTRAL STATE BANK - OPERATING							43,267.65	1,239.94	42,027.71
0265 · CENTRAL STATE BANK - CD									
General Journal	07/18/2025	YE 11	Central State Bank	Interest		4240 · MISCEL...	631.81		631.81
Total 0265 · CENTRAL STATE BANK - CD							631.81	0.00	631.81
4020 · MONTHLY PAYMENT - LODGING TAX									
Deposit	07/25/2025		CITY OF PELHAM	May 2025 Lod...		3845 · CENTR...		43,267.65	-43,267.65
Total 4020 · MONTHLY PAYMENT - LODGING TAX							0.00	43,267.65	-43,267.65
4240 · MISCELLANEOUS INCOME									
General Journal	07/18/2025	YE 11	Central State Bank	Interest		0265 · CENTR...		631.81	-631.81
Total 4240 · MISCELLANEOUS INCOME							0.00	631.81	-631.81
8680 · REPAIRS AND MAINTENANCE									
Check	08/07/2025	1032	Kellis Vegetation Ma...	Welborn Prop...		3845 · CENTR...	1,200.00		1,200.00
Total 8680 · REPAIRS AND MAINTENANCE							1,200.00	0.00	1,200.00
8950 · UTILITIES - WATER									
Check	07/08/2025		CITY OF PELHAM	Water Payment		3845 · CENTR...	18.72		18.72
Check	08/08/2025		CITY OF PELHAM			3845 · CENTR...	21.22		39.94
Total 8950 · UTILITIES - WATER							39.94	0.00	39.94
TOTAL							**45,139.40**	**45,139.40**	**0.00**

THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PELHAM
Adjusted Trial Balance
January 1 through August 19, 2025

	Unadjusted Balance		Adjustments		Adjusted Balance	
	Debit	Credit	Debit	Credit	Debit	Credit
1030 · REGIONS CHECKING	2,770.16				2,770.16	
3845 · CENTRAL STATE BANK - OPERATING	185,594.87				185,594.87	
3853 · CENTRAL STATE BANK - HOLDING	100,000.00				100,000.00	
11000 · Accounts Receivable	250.00				250.00	
1310 · BUILDING & BUILDING IMPROVEMENT	253,423.91				253,423.91	
1311 · LAND	2,148,409.90				2,148,409.90	
1315 · LAND IMPROVEMENTS	179,049.01				179,049.01	
1320 · OFFICE FURNITURE AND EQUIPMENT	299.00				299.00	
0265 · CENTRAL STATE BANK - CD	769,329.94				769,329.94	
2710 · LINE OF CREDIT - CITY OF PELHAM	0.00				0.00	
3500 · NET POSITION		3,431,513.67				3,431,513.67
4020 · MONTHLY PAYMENT - LODGING TAX		206,359.15				206,359.15
4240 · MISCELLANEOUS INCOME		19,149.00				19,149.00
8340 · INSURANCE- BUSINESS	5,000.00				5,000.00	
8440 · MISCELLANEOUS	212.05				212.05	
8580 · PROFESSIONAL FEES	9,890.00				9,890.00	
8680 · REPAIRS AND MAINTENANCE	2,700.00				2,700.00	
8950 · UTILITIES - WATER	92.98				92.98	
TOTAL	**3,657,021.82**	**3,657,021.82**	**0.00**	**0.00**	**3,657,021.82**	**3,657,021.82**



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Shelby County, AL Property Record Information

PIN#: 10 9 30 0 002 006.000	Assessment Year: 2024	T19S R02W Sec30

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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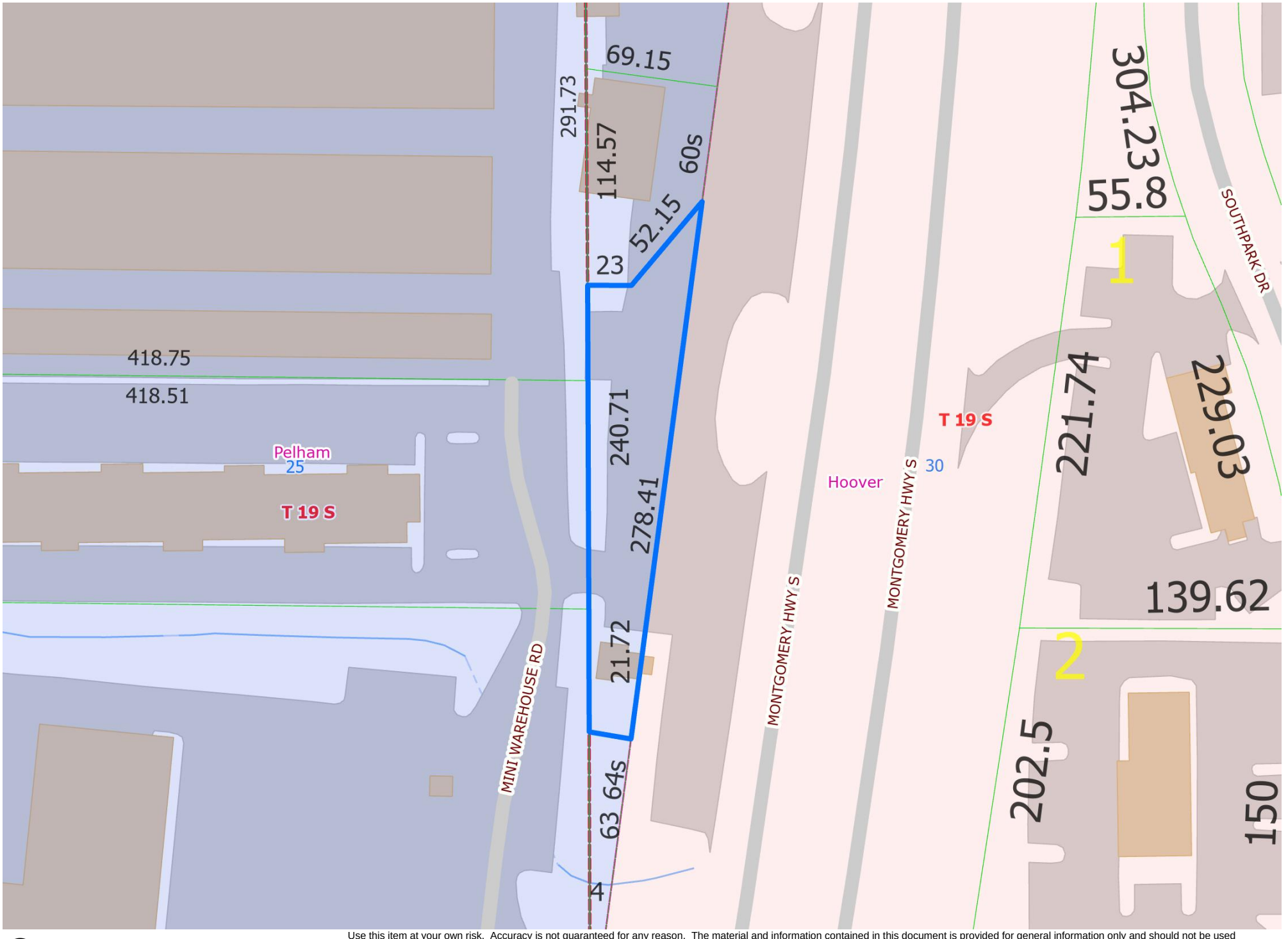

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Shelby County, AL Property Record Information

PIN#: 10 9 30 0 002 006.001	Assessment Year: 2024	T19S R02W Sec30

Owner Name	Owner Name
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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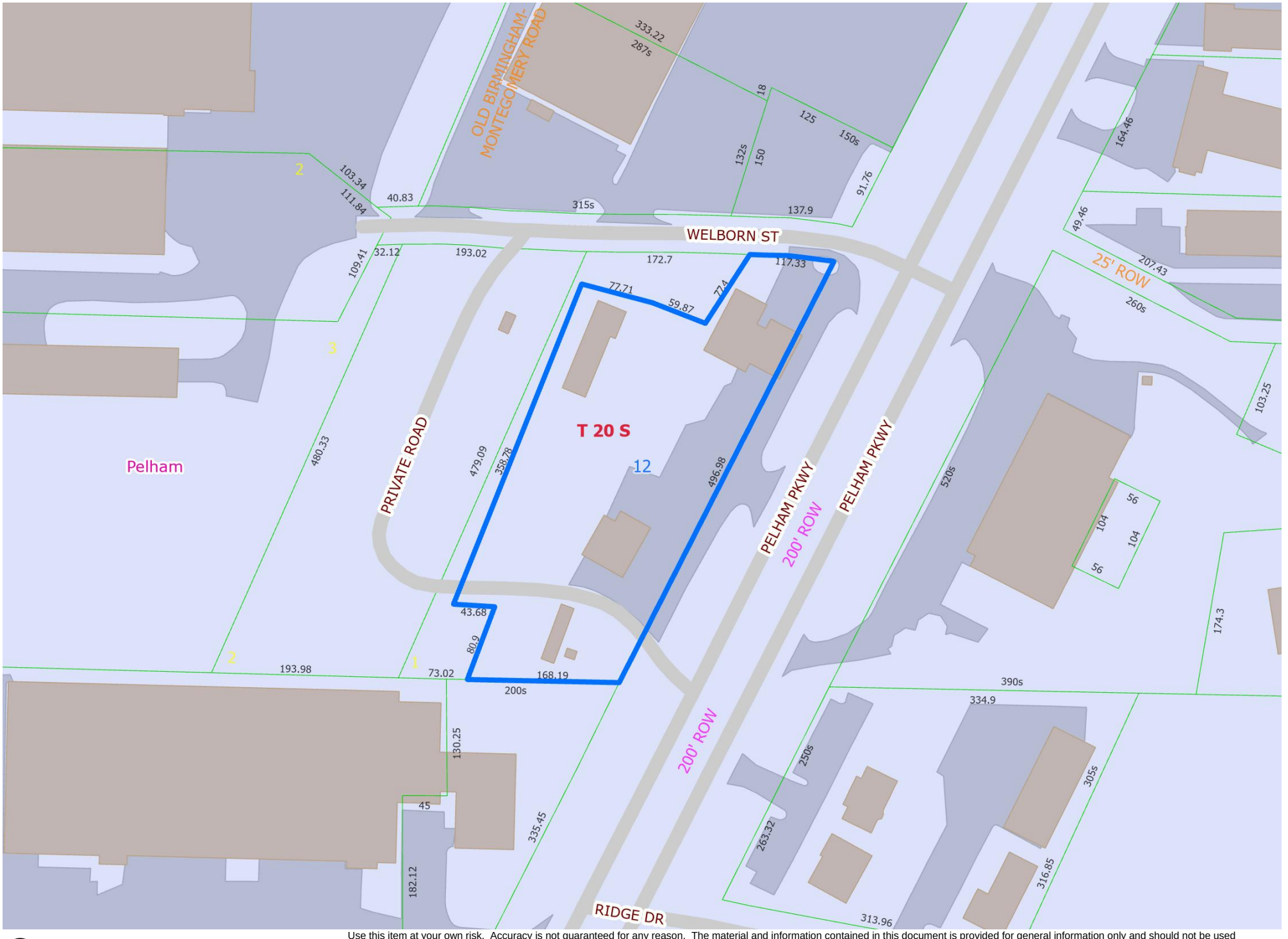

Shelby County Land Information
Date Printed: 05/16/2025

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Shelby County, AL Property Record Information

PIN#: 13 1 12 1 001 019.000	Assessment Year: 2024	T20S R03W Sec12

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;

Document Links

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Shelby County, AL Property Record Information

PIN#: 13 6 13 3 001 022.000	Assessment Year: 2024	T20S R03W Sec13

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;

Document Links

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FORTUNE, BEARD, ARNOLD,
GRAHAM, & ARNOLD, LLP

August 19, 2025

Members of the City of Pelham Commercial Development Authority
P.O. Box 1419
Pelham, AL 35124

Re: Opinion on Applicability of Executive Session

Dear Commercial Development Authority Members:

This is to advise the members of the City of Pelham Commercial Development Authority ("CDA") that I have reviewed the matters on which the CDA is considering convening an executive session for discussion regarding the consideration the governmental body is willing to offer or accept when considering the purchase, sale, exchange, lease, or market value of real property and to discuss preliminary negotiations involving matters of trade or commerce in which the governmental body is in competition with private individuals or entities or other governmental bodies in Alabama or in other states or foreign nations or to discuss matters or information of the character defined or described in the Alabama Trade Secrets Act. I have determined that, in my legal opinion, this matter is appropriate for executive session under Section 36-25A-7(a)(6) and (7), Code of Alabama 1975, as amended.

Pursuant to Section 36-25A-7(a)(6) and (7), a copy of this letter should be attached to the minutes of the CDA meeting wherein the CDA considers the motion to convene an executive session to discuss this matter.

Very truly yours,

Joshua D. Arnold
Attorney for the City of Pelham Commercial
Development Authority
Alabama Bar No. ASB-0018-A28A

WILLIAM FORTUNE CHRISTOPHER BEARD JOSHUA ARNOLD GRACE GRAHAM JONATHAN ARNOLD

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