



Commercial Development Authority Minutes

**Pelham City Hall - Council Work Room
August 19, 2025 – 6:00 PM**

Call to Order

Meeting was called to order by Chairman Roberto Rodriguez at 6:01 PM.

Record of Attendance

A quorum was established with members Roberto Rodriguez, Matthew Jaeh and Eden Roy present. Absent were Keltin Garret and Christopher Arvin.

Agenda Approval, Additions or Deletions

Motion was made by Matthew Jaeh to approve the agenda as presented and seconded by Eden Roy. All members present voted in the affirmative to approve.

Review and Approval of Minutes

1. Approval of minutes of July 15, 2025 Commercial Development Authority meeting.

Motion was made by Matthew Jaeh to approve the minutes of the July 15, 2025 Commercial Development Authority meeting as presented and seconded by Roberto Rodriguez. All members present voted in the affirmative to approve.

Finance

Motion was made by Eden Roy to approve all items on Finance report. Second was made by Roberto Rodriguez. A discussion followed where the Secretary/Treasurer Matthew Jaeh request a review of previous meeting minutes to confirm the amount authorized for maintenance expenditures on the Wellborn property. Jaeh also indicated that the CDA is drawing \$600/month in interest on their CD. A vote was called for and was approved unanimously by all members present.

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.

Marketing & Status of Properties Owned by CDA

1. CDA Owned

a. 1908 Montgomery Highway

A general discussion took place regarding ALDOT and ADEM required actions. No action items were presented and discussion concluded.

b. 1910 Montgomery Highway

c. Wellborn Property (2786 Pelham Parkway)

Presentation was made by Nabil Aljayeh regarding a proposal for this property. Also in attendance was Bill Warren with LAH Commercial Real Estate, who was inquiring about the same property on behalf of a client.

Presentation: Proposal from Nabil Aljayeh

d. Fran's Property (3103 Pelham Parkway)

A brief discussion took place regarding this property. No changes are anticipated and food trucks will continue to operate here.

2. General Discussion and CDA Updates

A general discussion took place with no action taken by the board.

a. Marketing of Existing Properties

b. Ideas, Goals, Objectives for the Coming Year

Economic Development Update

1. Assistant City Manager - Justin Smith

A brief economic development update was provided by Assistant City Manager Justin Smith. No action was taken.

Executive Session

The board citing the desire to have more members present, declined to go into executive session.

1. Opinion of the CDA Attorney

Adjournment

Motion was made by Matthew Jaeh to adjourn and seconded by Eden Roy. All members present voted in the affirmative and the meeting was adjourned at 7:14 PM.