



Commercial Development Authority Agenda

Pelham City Hall - Council Work Room
September 15, 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 August 19, 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. General Discussion and CDA Updates
- G. Economic Development Update
 - 1. Assistant City Manager - Justin Smith
- H. Executive Session
 - 1. Opinion of CDA Attorney
- I. Adjournment



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.

Adjusted Trial Balance

January 1 through September 14, 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	224,061.63				224,061.63	
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	769,983.34				769,983.34	
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		246,031.91				246,031.91
4240 · MISCELLANEOUS INCOME		19,802.40				19,802.40
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	3,906.00				3,906.00	
8950 · UTILITIES - WATER	92.98				92.98	
TOTAL	3,697,347.98	3,697,347.98	0.00	0.00	3,697,347.98	3,697,347.98

THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PELHAM

09/14/25

Transaction Detail by Account

Accrual Basis

August 1 through September 14, 2025

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
3845 · CENTRAL STATE BANK - OPERATING									
Check	08/07/2025	1032	Kellis Vegetation Ma...	Welborn Prop...	X	8680 · REPAIR...		1,200.00	-1,200.00
Check	08/08/2025		CITY OF PELHAM		X	8950 · UTILITI...		21.22	-1,221.22
Deposit	08/27/2025		CITY OF PELHAM	June 2025 Lo...	X	4020 · MONTH...	39,672.76		38,451.54
Check	09/11/2025	1033	Alabama Dept of Env...	Account 20660		8680 · REPAIR...		1,206.00	37,245.54
Total 3845 · CENTRAL STATE BANK - OPERATING							39,672.76	2,427.22	37,245.54
0265 · CENTRAL STATE BANK - CD									
General Journal	08/19/2025	YE 13	Central State Bank	Interest		4240 · MISCEL...	653.40		653.40
Total 0265 · CENTRAL STATE BANK - CD							653.40	0.00	653.40
4020 · MONTHLY PAYMENT - LODGING TAX									
Deposit	08/27/2025		CITY OF PELHAM	June 2025 Lo...		3845 · CENTR...		39,672.76	-39,672.76
Total 4020 · MONTHLY PAYMENT - LODGING TAX							0.00	39,672.76	-39,672.76
4240 · MISCELLANEOUS INCOME									
General Journal	08/19/2025	YE 13	Central State Bank	Interest		0265 · CENTR...		653.40	-653.40
Total 4240 · MISCELLANEOUS INCOME							0.00	653.40	-653.40
8680 · REPAIRS AND MAINTENANCE									
Check	08/07/2025	1032	Kellis Vegetation Ma...	Welborn Prop...		3845 · CENTR...	1,200.00		1,200.00
Check	09/11/2025	1033	Alabama Dept of Env...	Account 20660		3845 · CENTR...	1,206.00		2,406.00
Total 8680 · REPAIRS AND MAINTENANCE							2,406.00	0.00	2,406.00
8950 · UTILITIES - WATER									
Check	08/08/2025		CITY OF PELHAM			3845 · CENTR...	21.22		21.22
Total 8950 · UTILITIES - WATER							21.22	0.00	21.22
TOTAL							42,753.38	42,753.38	0.00



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

September 16, 2025

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

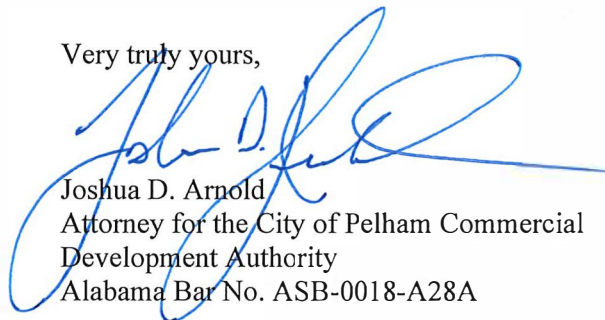
Re: Opinion on Applicability of Executive Session

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,

A handwritten signature in blue ink, appearing to read 'Joshua D. Arnold', is written over the typed name and title.

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