



# Commercial Development Authority Agenda

---

Pelham City Hall - Council Work Room  
February 17, 2026 – 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 the January 27, 2026 meeting of the Commercial Development Authority.
- E. Finance
  - 1. Presentation and approval of Finance Report.
- F. Marketing & Status of Properties Owned by CDA
  - 1. 1908 & 1910 Montgomery Highway
  - 2. Wellborn Property (2786 Pelham Parkways)
  - 3. Fran's Property (5103 Pelham Parkway)
- G. Economic Development Update
- H. Adjournment



# Commercial Development Authority Minutes

Pelham City Hall - Council Work Room  
January 27, 2026 – 6:00 PM

## Call to Order

The January 27, 2026 meeting of the Commercial Development Authority of the City of Pelham, Alabama was called to order by CDA Chairman Roberto Rodriguez at 6:05 PM.

## Record of Attendance

Roll was called, with Chairperson Roberto Rodriguez and board members Eden Roy and Christopher Arvin answering "present." Absent were Secretary/Treasurer Matthew Jaeh and board member Keltin Garrett. With three of five members present, a quorum was established.

## Agenda Approval, Additions or Deletions

Motion to approve the agenda as presented was made by Eden Roy and seconded by Christopher Arvin. It was approved unanimously by members present.

## Review and Approval of Minutes

### 1. Approval of minutes of the December 16, 2025 meeting of the Commercial Development Authority.

A motion was made by Christopher Arvin to approve the minutes of the December 16, 2025 meeting of the CDA as presented. It was seconded by Eden Roy. The minutes were approved unanimously by the members present.

## Finance

### 1. Presentation and approval of Finance Report

A motion was made by Eden Roy to approve the Finance Report as presented. It was seconded by Christopher Arvin and approved unanimously by all members present.

### 2. Payment of Invoice in the amount of \$1,675 - Fortune, Beard, Arnold

A motion was made by Eden Roy, to approve payment of outstanding amounts included in invoice #659 totaling \$975, which included a carry-over balance of \$700 from invoice #544 for a total amount outstanding of \$1,675, contingent upon checking minutes to verify any amounts previously approved and paid. The motion was seconded by Christopher Arvin and approved unanimously by all members present.

At the August 19, 2025 meeting of the CDA, payment for invoice #544 in the amount of \$700 and #542 in the amount of \$125 were each approved for payment. A review of records pursuant to this motion, indicated that a check was never issued for payment of these invoices, leading to a check in the amount of \$825 to be immediately issued pursuant to previous approvals. Accordingly, a check from the CDA to Fortune, Beard and Arnold in the amount of \$975.00 was issued as that was the outstanding amount.

## Marketing & Status of Properties Owned by CDA

### 1. 1908 & 1910 Montgomery Highway

- a. Change Order in the amount of \$17,835 with PPM Consultants, Inc. for in-place tank closure. Required due to rising costs of tank fill material since original proposal and remobilization for scope change due to over-excavation and disposal of contaminated soil along piping trench required by ADEM. Allows PPM to

**subcontract with GrayMar Environmental to complete closure and abandonment of underground storage tanks.**

Eden Roy moved to approve the change order in the amount of \$17,835 with PPM consultants for in-place closure of underground storage tanks on the CDA property referenced. A second was made by Christopher Arvin with all members present voting to approve.

**2. Wellborn Property (2786 Pelham Parkway)**

A general discussion took place with no action taken.

**3. Fran's Property (5103 Pelham Parkway)**

A general discussion took place with no action taken.

**Economic Development Update**

Assistant City Manager, Justin Smith gave a brief economic development update from the City.

**Adjournment**

A motion was made to adjourn the meeting by Christopher Arvin. Eden Roy provided a second. The motion was approved by all members present. The meeting was adjourned at 6:44 PM.

**Adjusted Trial Balance**

January 1 through February 17, 2026

	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	360,370.24				360,370.24	
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	778,562.04				778,562.04	
2710 · LINE OF CREDIT - CITY OF PELHAM	0.00				0.00	
3500 · NET POSITION		3,798,991.42				3,798,991.42
4020 · MONTHLY PAYMENT - LODGING TAX		23,482.16				23,482.16
4240 · MISCELLANEOUS INCOME		660.68				660.68
<b>TOTAL</b>	<b><u>3,823,134.26</u></b>	<b><u>3,823,134.26</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>3,823,134.26</u></b>	<b><u>3,823,134.26</u></b>

THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PELHAM

Transaction Detail by Account

January through December 2026

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
<b>3845 · CENTRAL STATE BANK - OPERATING</b>									
Deposit	01/26/2026		CITY OF PELHAM	NOV 2025 Lo...	X	4020 · MONTH...	23,482.16		23,482.16
Total 3845 · CENTRAL STATE BANK - OPERATING							23,482.16	0.00	23,482.16
<b>0265 · CENTRAL STATE BANK - CD</b>									
General Journal	01/16/2026	YE 18	Central State Bank	Interest		4240 · MISCEL...	660.68		660.68
Total 0265 · CENTRAL STATE BANK - CD							660.68	0.00	660.68
<b>4020 · MONTHLY PAYMENT - LODGING TAX</b>									
Deposit	01/26/2026		CITY OF PELHAM	NOV 2025 Lo...		3845 · CENTR...		23,482.16	-23,482.16
Total 4020 · MONTHLY PAYMENT - LODGING TAX							0.00	23,482.16	-23,482.16
<b>4240 · MISCELLANEOUS INCOME</b>									
General Journal	01/16/2026	YE 18	Central State Bank	Interest		0265 · CENTR...		660.68	-660.68
Total 4240 · MISCELLANEOUS INCOME							0.00	660.68	-660.68
<b>TOTAL</b>							<b>24,142.84</b>	<b>24,142.84</b>	<b>0.00</b>