



Commercial Development Authority Agenda

Pelham City Hall - Council Work Room
March 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 February 17, 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
 - a. Resolution to award contract to demolish the structure on site, remove asphalt, concrete, and grass and stabilize the property.
 - 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
February 17, 2026 – 6:00 PM

Call to Order

The February 17, 2026 meeting of the City of Pelham Commercial Development Authority (CDA) was called to order by Chairman Roberto Rodriguez at 6:01 PM.

Record of Attendance

Roll was called. In attendance was Chairman Roberto Rodriguez, Secretary/Treasurer Matthew Jaeh and board members Eden Roy and Chris Arvin. With four of five members present, a quorum was established.

Agenda Approval, Additions or Deletions

A motion to approve the agenda as presented was made by Roberto Rodriguez and seconded by Chris Arvin, with a unanimous vote to approve by all members present.

Review and Approval of Minutes

1. Approval of minutes of the January 27, 2026 meeting of the Commercial Development Authority.

A motion to adopt the minutes as presented was made by Roberto Rodriguez and seconded by Chris Arvin. The minutes were approved unanimously by all members present.

Finance

1. Presentation and approval of Finance Report.

A motion to approve the finance report as presented was made by Chris Arvin, with a second by Eden Roy. The Finance report was approved unanimously by all members present.

Marketing & Status of Properties Owned by CDA

A discussion took place where updates on the subject properties were provided by the Board Chairman. The discussion concluded with no action taken.

1. 1908 & 1910 Montgomery Highway

2. Wellborn Property (2786 Pelham Parkways)

3. Fran's Property (5103 Pelham Parkway)

Economic Development Update

There was no economic development update at this meeting.

Adjournment

A motion was made to adjourn the meeting by Chairman Roberto Rodriguez and Seconded by Matthew Jaeh. All members present voted in favor of the motion. The meeting was adjourned at 6:55 PM. The next meeting of the CDA will be on March 17, 2026 at 6:00 PM.

THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PELHAM

Transaction Detail by Account

January 1 through March 17, 2026

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
3845 · CENTRAL STATE BANK - OPERATING									
Deposit	01/26/2026		CITY OF PELHAM	NOV 2025 Lo...	X	4020 · MONTH...	23,482.16		23,482.16
Deposit	02/25/2026		CITY OF PELHAM	DEC 2025 Lo...	X	4020 · MONTH...	20,473.72		43,955.88
Check	02/27/2026	1037	Fortune, Beard, Arno...		X	8580 · PROFE...		825.00	43,130.88
Check	02/27/2026	1038	Fortune, Beard, Arno...		X	8580 · PROFE...		975.00	42,155.88
Total 3845 · CENTRAL STATE BANK - OPERATING							43,955.88	1,800.00	42,155.88
0265 · CENTRAL STATE BANK - CD									
General Journal	01/16/2026	YE 18	Central State Bank	Interest		4240 · MISCEL...	660.68		660.68
General Journal	02/19/2026	YE 19	Central State Bank	Interest		4240 · MISCEL...	661.25		1,321.93
Total 0265 · CENTRAL STATE BANK - CD							1,321.93	0.00	1,321.93
4020 · MONTHLY PAYMENT - LODGING TAX									
Deposit	01/26/2026		CITY OF PELHAM	NOV 2025 Lo...		3845 · CENTR...		23,482.16	-23,482.16
Deposit	02/25/2026		CITY OF PELHAM	DEC 2025 Lo...		3845 · CENTR...		20,473.72	-43,955.88
Total 4020 · MONTHLY PAYMENT - LODGING TAX							0.00	43,955.88	-43,955.88
4240 · MISCELLANEOUS INCOME									
General Journal	01/16/2026	YE 18	Central State Bank	Interest		0265 · CENTR...		660.68	-660.68
General Journal	02/19/2026	YE 19	Central State Bank	Interest		0265 · CENTR...		661.25	-1,321.93
Total 4240 · MISCELLANEOUS INCOME							0.00	1,321.93	-1,321.93
8580 · PROFESSIONAL FEES									
Check	02/27/2026	1037	Fortune, Beard, Arno...			3845 · CENTR...	825.00		825.00
Check	02/27/2026	1038	Fortune, Beard, Arno...			3845 · CENTR...	975.00		1,800.00
Total 8580 · PROFESSIONAL FEES							1,800.00	0.00	1,800.00
TOTAL							47,077.81	47,077.81	0.00

	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	379,043.96				379,043.96	
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	779,223.29				779,223.29	
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		43,955.88				43,955.88
4240 · MISCELLANEOUS INCOME		1,321.93				1,321.93
8580 · PROFESSIONAL FEES	1,800.00				1,800.00	
TOTAL	3,844,269.23	3,844,269.23	0.00	0.00	3,844,269.23	3,844,269.23

Date: 2/25/2026
 Bid Type: Environmental Services
 Prevailing Wage: No

Customer Name: PPM
 Customer Address: 5555 Bankhead Hwy
 City, State, Zip: Irondale, AL 35210
 Customer Contact: Stephanie Pryor
 Customer Phone: (205)527-2229
 Customer Email: stephanie.pryor@ppmco.com

Project Name: Pelham Demo
 Project Description: Demo building and parking lot
 Project Location: 1908 Montgomery Hwy S,
 Birmingham, AL 35244



GrayMar Environmental Services, LLC (hereinafter referred to as GrayMar) is pleased to submit this proposal for your review and approval. GrayMar will provide the requested environmental services, which may include one or more of the following: environmental services, on site, project related services, emergency response and/or transportation and waste disposal of packaged waste. An estimated cost itemization is provided below. Please note that any modifications to the pricing estimate or changes to the scope of work, which may require adjustments to pricing, will be documented and communicated through an addendum entitled "Revised Pricing Schedule".

Project Scope of Work

- Graymar Environmental will demolish the existing building structure, remove the associated parking lot, and load, transport, and dispose of all resulting demolition debris in accordance with applicable local, state, and federal regulations
- All debris will be properly handled and disposed of in accordance with applicable regulations.
- Following demolition and debris removal, Graymar Environmental will restore the disturbed areas by final grading, seeding, and applying hay or straw mulch to promote vegetation growth and provide erosion control.

Project Pricing

DESCRIPTION	QTY	UOM	PRICE	TOTAL
Demolition of Building/Asphalt/Concrete	1.00	L/S	44666.20	\$ 44,666.20
Site Restoration	1.00	L/S	19684.00	\$ 19,684.00
Disposal Non-Hazardous C&D Waste	450.00	Tons	40.00	\$ 18,000.00
Transportation of C&D Non-Hazardous	40.00	Loads	400.00	\$ 18,748.00
Sub-Total:				\$ 101,098.20
12.5% Environmental and Fuel Surcharge:				\$ 12,637.28
Estimated Total:				\$ 113,735.48

Thank you in advance for your time and consideration. GrayMar appreciates the opportunity to submit this cost estimate and looks forward to working with you on its successful completion. If you have any questions or require additional information, please do not hesitate to contact me at your convenience.

Sincerely,

Krystopher Stathers
 Senior Project Manager
 (205)352-5380
kstathers@graymarenv.com

Conditions/ Assumptions

- The above assumes unobstructed access to the site.
- Above noted quantities are estimates. Billing for each will be based on actual quantities and reflected on the invoice.
- Quoted pricing is based on completing the project within 10 working days. Additional days may increase costs.
- Work will be performed during regular business hours 7AM-7PM excluding weekends and holidays.
- Disposal cost and pricing is contingent on an approved waste profile matching the intent listed on the quote, prior to delivery of the waste.
- **Following disposal minimums apply...**
- If waste material is not accepted at the designated facility or if it is off-spec (non-conforming), GrayMar will locate an approved alternative site for disposal. Additional charges may apply.
- Payment terms are contingent upon a credit evaluation (New Customer). Standard Payment Terms are Net-30, unless otherwise specified or agreed to.
- Estimates do not include stand-by time (Demurrage) caused by delays from the Client.
- **Prices based on non-prevailing wage rates.**
- Excludes city, county, state and federal taxes, if applicable.
- In the event performance is prevented by a "Force Majeure"¹ event; neither Party will be liable to the other for non-performance of the work.

1 - Force Majeure is defined as causes beyond the reasonable control of such Party. Such causes shall include, but not be limited to, acts of God, acts of war, riot, fire, explosion, accidents, inclement weather, sabotage, lack of adequate fuel, power, raw materials, labor or transportation facilities, changes in government laws, regulations, orders, or defense requirements, restraining orders, labor disputes, strike, lock-out or injunction (provided that neither Party shall be required to settle a labor dispute against its own best judgment). The Party prevented from performing by a cause or event beyond its reasonable control shall use its best efforts to eliminate such cause or event and shall provide notice of such cause or event to the other Party.

Please note, these are only estimated numbers. Modifications to the pricing estimate, or additions to the scope of work which require pricing changes, will be included (as needed) in the form of an addendum titled "Revised Pricing Schedule". GrayMar Environmental Services appreciates the opportunity to provide you with this proposal. If you have any questions regarding this proposal, you can reach me via e-mail at mgray@graymarenv.com or by cell phone (866)- GRAYMAR.

Upon acceptance of this agreement, all parties agree to be bound by the terms and conditions outlined in the GrayMar Environmental Services, LLC ("GrayMar") Master Service Agreement. Together, this quote, the GrayMar Master Service Agreement, and applicable internal programs represent the entire agreement between the parties.

For 24-Hour Emergency Response Call 1-866-GRAYMAR

If the terms of this agreement are acceptable, please sign below and return a fully executed copy to GrayMar Environmental Services, LLC

Accepted:

 Customer Name

 Signature of Authorized Representative

 Printed Name

 Title

 Date

 PO# if Required