



Commercial Development Authority Agenda

Pelham City Hall - Council Work Room
April 21, 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 March 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
 - 2. Wellborn Property (2786 Pelham Parkway)
 - 3. Fran's Property (3103 Pelham Parkway)
- G. Economic Development Update
- H. Adjournment



Commercial Development Authority Minutes

Pelham City Hall - Council Work Room
March 17, 2026 – 6:00 PM

Call to Order

The March 17, 2026 meeting of the City of Pelham Commercial Development Authority was called to order by CDA Chairman Roberto Rodriguez at 6:00 PM.

Record of Attendance

Roll was called, with CDA members Roberto Rodriguez, Matthew Jaeh, Keltin Garret and Eden Roy answering "present". Absent was Christopher Arvin. A quorum was established.

Agenda Approval, Additions or Deletions

Matthew Jaeh moved to approve the agenda as presented. The motion was seconded by Eden Roy. All members present voted to approve.

Review and Approval of Minutes

1. Approval of minutes of the February 17, 2026 meeting of the Commercial Development Authority.

Matthew Jaeh moved to approve the minutes of the February 17, 2026 meeting of the CDA as presented. Motion was seconded by Eden Roy. All members present voted to approve.

Finance

1. Presentation and approval of Finance Report.

Keltin Garret made a motion to approve the Finance Report as presented. Eden Roy seconded. The Finance Report was approved by all members present.

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.

Matthew Jaeh made a motion to approve awarding the contract to Graybar with an amount not to exceed \$120,000 without additional CDA approval. Eden Roy offered a second. Motion was approved by all members present.

2. Wellborn Property (2786 Pelham Parkways)

A brief discussion took place with no action to follow.

3. Fran's Property (5103 Pelham Parkway)

A brief discussion took place with no action to follow.

Economic Development Update

Assistant City Manager Justin Smith provided a brief update from the city and demonstrated some new capabilities of Placer AI.

Adjournment

Motion to adjourn was made by Matthew Jaeh. Kelin Garrett provided a second. All members present voted in favor of adjourning and the meeting was adjourned at 6:58 PM. The next meeting of the CDA will be April 21st, 2026 at 6:00 PM.

THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PELHAM

Transaction Detail by Account

March 1 through April 21, 2026

| Type | Date | Num | Name | Memo | Clr | Split | Debit | Credit | Balance |
|--|------------|-------|--------------------|-----------------|-----|------------------|------------------|------------------|-------------|
| 3845 · CENTRAL STATE BANK - OPERATING | | | | | | | | | |
| Deposit | 03/25/2026 | | CITY OF PELHAM | JAN 2026 Lod... | X | 4020 · MONTH... | 20,999.30 | | 20,999.30 |
| Total 3845 · CENTRAL STATE BANK - OPERATING | | | | | | | 20,999.30 | 0.00 | 20,999.30 |
| 0265 · CENTRAL STATE BANK - CD | | | | | | | | | |
| General Journal | 03/19/2026 | YE 20 | Central State Bank | Interest | | 4240 · MISCEL... | 597.76 | | 597.76 |
| General Journal | 04/17/2026 | YE 21 | Central State Bank | Interest | | 4240 · MISCEL... | 662.31 | | 1,260.07 |
| Total 0265 · CENTRAL STATE BANK - CD | | | | | | | 1,260.07 | 0.00 | 1,260.07 |
| 4020 · MONTHLY PAYMENT - LODGING TAX | | | | | | | | | |
| Deposit | 03/25/2026 | | CITY OF PELHAM | JAN 2026 Lod... | | 3845 · CENTR... | | 20,999.30 | -20,999.30 |
| Total 4020 · MONTHLY PAYMENT - LODGING TAX | | | | | | | 0.00 | 20,999.30 | -20,999.30 |
| 4240 · MISCELLANEOUS INCOME | | | | | | | | | |
| General Journal | 03/19/2026 | YE 20 | Central State Bank | Interest | | 0265 · CENTR... | | 597.76 | -597.76 |
| General Journal | 04/17/2026 | YE 21 | Central State Bank | Interest | | 0265 · CENTR... | | 662.31 | -1,260.07 |
| Total 4240 · MISCELLANEOUS INCOME | | | | | | | 0.00 | 1,260.07 | -1,260.07 |
| TOTAL | | | | | | | 22,259.37 | 22,259.37 | 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 | 400,043.26 | | | | 400,043.26 | |
| 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 | 780,483.36 | | | | 780,483.36 | |
| 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 | | 64,955.18 | | | | 64,955.18 |
| 4240 · MISCELLANEOUS INCOME | | 2,582.00 | | | | 2,582.00 |
| 8580 · PROFESSIONAL FEES | 1,800.00 | | | | 1,800.00 | |
| TOTAL | 3,866,528.60 | 3,866,528.60 | 0.00 | 0.00 | 3,866,528.60 | 3,866,528.60 |