



Commercial Development Authority Agenda

Pelham City Hall - Council Work Room
May 19, 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 April 21, 2026 meeting of the Commercial Development Authority.
- E. Finance
 - 1. Presentation and approval of the 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. Executive Session
- I. Adjournment



Commercial Development Authority Minutes

Pelham City Hall - Council Work Room
April 21, 2026 – 6:00 PM

Call to Order

The April 21, 2026 meeting of the City of Pelham Commercial Development Authority was called to order at 6:00 PM by its Chairperson, Roberto Rodriguez.

Record of Attendance

Roll was called to establish a record of attendance, with members Eden Roy, Roberto Rodriguez, and Matthew Jaeh answering "Present". Absent was Kelton Garrett and Christopher Arvin. A majority of the members being present, a quorum was established.

Agenda Approval, Additions or Deletions

A motion was made by Eden Roy to accept the agenda as presented. Matthew Jaeh provided a second. The Agenda was approved with a unanimous vote of all members present.

Review and Approval of Minutes

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

A motion was made by Matthew Jaeh to adopt the minutes of the March 17th, 2026 meeting of the Commercial Development Authority as presented. The motion was approved unanimously by all members present.

Finance

1. Presentation and approval of Finance Report.

A motion was made by Eden Roy to approve the Finance Report as presented. The motion was seconded by Roberto Rodriguez. The finance report was approved unanimously by all members present.

Marketing & Status of Properties Owned by CDA

A discussion of the subject properties took place with no formal action.

1. 1908 & 1910 Montgomery Highway

2. Wellborn Property (2786 Pelham Parkway)

3. Fran's Property (3103 Pelham Parkway)

Economic Development Update

Assistant City Manager Justin Smith provided a brief economic development update from the City

Adjournment

Eden Roy moved to adjourn. The motion was seconded by Matthew Jaeh. The motion was approved unanimously by all members present and the meeting was adjourned at 6:43 PM. The next meeting of the CDA will take place on May 19th, 2026.

THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PELHAM

Transaction Detail by Account

April 1 through May 19, 2026

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
3845 · CENTRAL STATE BANK - OPERATING									
Deposit	04/29/2026		CITY OF PELHAM	FEB 2026 Lod...		4020 · MONTH...	24,867.62		24,867.62
Check	05/07/2026	1039	PPM Consultants, Inc	Demolition of ...		1310 · BUILDI...		63,436.00	-38,568.38
Total 3845 · CENTRAL STATE BANK - OPERATING							24,867.62	63,436.00	-38,568.38
1310 · BUILDING & BUILDING IMPROVEMENT									
Check	05/07/2026	1039	PPM Consultants, Inc	Demolition of ...		3845 · CENTR...	63,436.00		63,436.00
Total 1310 · BUILDING & BUILDING IMPROVEMENT							63,436.00	0.00	63,436.00
0265 · CENTRAL STATE BANK - CD									
General Journal	04/17/2026	YE 21	Central State Bank	Interest		4240 · MISCEL...	662.31		662.31
Total 0265 · CENTRAL STATE BANK - CD							662.31	0.00	662.31
4020 · MONTHLY PAYMENT - LODGING TAX									
Deposit	04/29/2026		CITY OF PELHAM	FEB 2026 Lod...		3845 · CENTR...		24,867.62	-24,867.62
Total 4020 · MONTHLY PAYMENT - LODGING TAX							0.00	24,867.62	-24,867.62
4240 · MISCELLANEOUS INCOME									
General Journal	04/17/2026	YE 21	Central State Bank	Interest		0265 · CENTR...		662.31	-662.31
Total 4240 · MISCELLANEOUS INCOME							0.00	662.31	-662.31
TOTAL							88,965.93	88,965.93	0.00

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