



# Commercial Development Authority Agenda

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Pelham City Hall - Council Work Room  
July 1, 2026 – 4:00 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 May 19, 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
    - a. Ratification of payment of a total of \$108 in ADEM permit fees
    - b. Approval of Payment to Graymar Environmental Services, LLC in the Amount of \$152,000.
  - 2. Wellborn Property (2786 Montgomery Highway)
    - a. Ratification of execution of Letter of Intent with Blacktide Development in furtherance of due diligence regarding potential future sale of the property.
  - 3. Fran's Property(3103 Pelham Parkway)
- G. Economic Development Update
- H. Executive Session
- I. Adjournment

THE COMMERCIAL DEVELOPMENT AUTHORITY OF THE CITY OF PELHAM

Transaction Detail by Account

May 1 through June 15, 2026

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
<b>3845 · CENTRAL STATE BANK - OPERATING</b>									
Check	05/07/2026	1039	PPM Consultants, Inc	Demolition of ...		1310 · BUILDI...		63,436.00	-63,436.00
Deposit	05/22/2026		CITY OF PELHAM	March 2026 L...		4020 · MONTH...	39,251.86		-24,184.14
Check	06/11/2026		ADEM	State of AL - ...		8680 · REPAIR...		36.00	-24,220.14
Check	06/11/2026		ADEM	State of AL - P...		8680 · REPAIR...		36.00	-24,256.14
Check	06/11/2026		ADEM	State of AL - P...		8680 · REPAIR...		36.00	-24,292.14
Total 3845 · CENTRAL STATE BANK - OPERATING							39,251.86	63,544.00	-24,292.14
<b>1310 · BUILDING &amp; BUILDING IMPROVEMENT</b>									
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
<b>0265 · CENTRAL STATE BANK - CD</b>									
General Journal	05/19/2026	YE 22	Central State Bank	Interest		4240 · MISCEL...	641.50		641.50
Total 0265 · CENTRAL STATE BANK - CD							641.50	0.00	641.50
<b>4020 · MONTHLY PAYMENT - LODGING TAX</b>									
Deposit	05/22/2026		CITY OF PELHAM	March 2026 L...		3845 · CENTR...		39,251.86	-39,251.86
Total 4020 · MONTHLY PAYMENT - LODGING TAX							0.00	39,251.86	-39,251.86
<b>4240 · MISCELLANEOUS INCOME</b>									
General Journal	05/19/2026	YE 22	Central State Bank	Interest		0265 · CENTR...		641.50	-641.50
Total 4240 · MISCELLANEOUS INCOME							0.00	641.50	-641.50
<b>8680 · REPAIRS AND MAINTENANCE</b>									
Check	06/11/2026		ADEM	State of AL - ...		3845 · CENTR...	36.00		36.00
Check	06/11/2026		ADEM	State of AL - P...		3845 · CENTR...	36.00		72.00
Check	06/11/2026		ADEM	State of AL - P...		3845 · CENTR...	36.00		108.00
Total 8680 · REPAIRS AND MAINTENANCE							108.00	0.00	108.00
<b>TOTAL</b>							<b>103,437.36</b>	<b>103,437.36</b>	<b>0.00</b>

**Adjusted Trial Balance**

June 1 - 15, 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	400,618.74				400,618.74	
3853 · CENTRAL STATE BANK - HOLDING	100,000.00				100,000.00	
11000 · Accounts Receivable	250.00				250.00	
1310 · BUILDING & BUILDING IMPROVEMENT	316,859.91				316,859.91	
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	781,124.86				781,124.86	
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		129,074.66				129,074.66
4240 · MISCELLANEOUS INCOME		3,223.50				3,223.50
8580 · PROFESSIONAL FEES	1,800.00				1,800.00	
8680 · REPAIRS AND MAINTENANCE	108.00				108.00	
<b>TOTAL</b>	<b>3,931,289.58</b>	<b>3,931,289.58</b>	<b>0.00</b>	<b>0.00</b>	<b>3,931,289.58</b>	<b>3,931,289.58</b>

## Payment Transaction Details

Payment Status: Payment Success

Payment Date: 06/10/2026

Payment Type: Electronic Check

Confirmation Number: 118767928

Charge Amount: \$ 36.00

Processing Fee: \$ 0.00

Total Amount Paid: \$ 36.00

## Charge Details

Type	Reference #	Submitted On	Amount
Permit Annual Fee	26577-117-007966-2026	11/23/2025	\$ 36.00

## Financials - Payment Confirmation

### Payment Transaction Details

Payment Status: Payment Success

Payment Date: 06/10/2026

Payment Type: Electronic Check

Confirmation Number: 118767398

Charge Amount: \$ 36.00

Processing Fee: \$ 0.00

Total Amount Paid: \$ 36.00

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### Charge Details

Type	Reference #	Submitted On	Amount
Permit Annual Fee	26577-117-007966-2026	11/23/2025	\$ 36.00

## Financials - Payment Confirmation

### Payment Transaction Details

Payment Status: Payment Success

Payment Date: 06/10/2026

Payment Type: Electronic Check

Confirmation Number: 118768030

Charge Amount: \$ 36.00

Processing Fee: \$ 0.00

Total Amount Paid: \$ 36.00

### Charge Details

Type	Reference #	Submitted On	Amount
Permit Annual Fee	26577-117-007966-2026	11/23/2025	\$ 36.00

**EDWARD F. POOLOS**  
DIRECTOR

**JEFFERY W. KITCHENS**  
DEPUTY DIRECTOR



**KAY IVEY**  
GOVERNOR

Alabama Department of Environmental Management  
[adem.alabama.gov](http://adem.alabama.gov)

1400 Coliseum Blvd. 36110-2400 ■ Post Office Box 301463  
Montgomery, Alabama 36130-1463  
(334) 271-7700 ■ FAX (334) 271-7950

May 14, 2026

CITY OF PELHAM COMMERCIAL DEVELOPMENT AUTHORITY, AL  
3162 PELHAM PARKWAY  
PELHAM, AL 35124

Dear Registered Tank Owner:

RE: **PAST DUE UST REGULATION FEES**  
PELHAM CONVENIENCE STORE  
Facility ID Number - 26577-117-007966  
GENCOR

**This notice is to inform you of unpaid Underground Storage Tank (UST) regulation fees.** ADEM Administrative Code Rule 335-6-15-.42 requires owners of underground storage tanks to pay an Underground Storage Tank Regulation Fee for each regulated tank per year. A file review indicates that the UST Fees invoiced for Fiscal Year 2026 have not yet been paid. Please prioritize this notice to avoid any additional enforcement actions.

**Not later than 15 days** from the date of this letter, please log into AEPACS to submit your electronic payment for all regulated underground storage tanks which are unpaid at this time. The total invoiced amount is available on the site's Dashboard. You may also send a check to the Montgomery office address at the top of this letter; please pay the amount owed on the most recent invoice.

If you have questions or need assistance with AEPACS, please contact the ADEM Web Portal/AEPACS Help Desk at [adem.webportal@adem.alabama.gov](mailto:adem.webportal@adem.alabama.gov).

If you have any questions about this notice, please email [USTCompliance@adem.alabama.gov](mailto:USTCompliance@adem.alabama.gov).

Sincerely,

A handwritten signature in black ink that reads "Latoya Hall".

Latoya A. Hall  
UST Compliance Section  
Groundwater Branch  
Land Division

**Birmingham Office**  
110 Vulcan Road  
Birmingham, AL 35209-4702  
(205) 942-6168  
(205) 941-1603 (FAX)

**Decatur Office**  
2715 Sandlin Road, S.W.  
Decatur, AL 35603-1333  
(256) 353-1713  
(256) 340-9359 (FAX)

**Coastal Office**  
1615 South Broad Street  
Mobile, AL 36605  
(251) 450-3400  
(251) 479-2593 (FAX)



GrayMar Environmental Services, LLC  
 100 Springdale Rd  
 Ste A3 BOX 302  
 Cherry Hill NJ 08003  
 United States



of

**Bill To**

**Ship To**

City of Pelham, AL  
 3162 Pelham Parkway  
 Pelham AL 35124  
 United States

City of Pelham, AL  
 1908 Montgomery Hwy S  
 Hoover AL 35244  
 United States

INVOICE: 061126BIR-COPD

DATE: 6/3/2026

TERMS: Net 30

AMOUNT DUE:

\$152,000.00

DUE DATE: 7/12/2026

Ship Date	Tracking No.	P.O. Number	Invoice #	Submittal Date
6/11/2026	BIR0094	2026001	061126BIR-COPD	6/12/2026
Description				
04/20/26 - 06/03/26 - Provided personnel and equipment for demolition of building, asphalt, and concrete.				
Demolition of Building/Asphalt/Concrete			1	\$44,666.20
Site Resoration			1	\$19,684.00
DISPOSAL- Non-Hazardous Solids-Bulk *excluding county taxes*			1,039.42	\$33.67
Dump Truck, 5-Axle			90	\$444.44
Environmental Fee/ Fuel Recovery Fee			1	\$12,652.93

ACH PAYMENT INSTRUCTIONS:

TD Bank, NA  
 ABA# 011103093  
 A/C# 4422314627

GrayMar Environmental Services LLC  
 Send payment remittances to:  
 clientremittance@graymarenv.com

REMIT CHECK PAYMENTS TO:

GrayMar Environmental Services LLC  
 100 Springdale Rd Suite A3/ Box# 302  
 Cherry Hill, NJ 08003

**Subtotal** \$152,000.00

**Tax Total** \$0.00

Total \$152,000.00

Payments \$0.00

Total Due \$152,000.00

Date: 3/19/2026  
 Bid Type: Environmental Services  
 Prevailing Wage: No

Customer Name: The City of Pelham, AL  
 Customer Address: 3162 Pelham Parkway  
 City, State, Zip: Pelham, AL 35124  
 Customer Contact: Andre Bittas  
 Customer Phone: 205-936-9232  
 Customer Email: [abittas@pelhamalabama.gov](mailto:abittas@pelhamalabama.gov)



Project Name: Pelham Demo  
 Project Description: Building and Parking Lot Demolition  
 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 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	\$44,666.20	\$44,666.20
Site Restoration	1.00	L/S	\$19,684.00	\$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	\$468.70	\$18,748.00

Sub-Total:	\$	101,098.20
12.5% Environmental and Fuel Surcharge:	\$	12,637.28
<b>Estimated Total:</b>	<b>\$</b>	<b>113,735.48</b>

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](mailto: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.
- Work will be performed during regular business hours 7AM-7PM excluding weekends and holidays.
- Payment terms are contingent upon a credit evaluation (New Customer). Standard Payment Terms are Net-30, unless otherwise specified or agreed to.
- Prices based on non-prevailing wage rates.
- In the event performance is prevented by a "Force Majeure"<sup>1</sup> 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:

Roberto Rodriguez - Pelham CDA  
Customer Name

*Roberto Rodriguez*  
Signature of Authorized Representative

Roberto Rodriguez  
Printed Name

Chairperson, Pelham CDA  
Title

4-7-26  
Date

PO# if Required