

City of Leeds  
Redevelopment Authority  
Agenda  
May 6, 2019 – 5:00 pm  
Leeds Civic Center Meeting Room  
1000 Park Drive; Leeds, AL 35094

- A. Call to Order
- B. Roll Call
- C. Determination of Quorum
- D. Approval of Minutes from Previous Meeting(s)
  - a. December 04, 2018
  - b. January 10, 2019
  - c. April 4, 2019
- E. New Business
  - a. Resolution for Parking Lot Lease
  - b. Any other business
- F. Old Business
- G. Other Business
- H. Chairman's Communication
- I. Adjournment

# ***Draft Minutes***

City of Leeds  
Redevelopment Authority  
December 04, 2018  
5:00 p.m.

A regularly scheduled meeting of the Leeds Redevelopment Authority was held on December 4, 2018 at 5:00 pm at the Leeds Civic Center located at 1000 Park Drive, Leeds, AL 35094.

## **MEMBERS PRESENT**

Mr. Sam Pezzillo, Chairman  
Ms. Pat Hall, Vice-Chairman  
Dr. Carl Marbury  
Mr. Scott Chambers  
Ms. Melanie Carden  
Mr. Mike Cauble

## **OTHERS PRESENT**

Mr. Scott Barnett, City Attorney  
Mr. Brad Watson, Zoning Administrator  
Ms. Toushi Arbitelle, Secretary  
Ms. Debbie Bennett, Leeds Library

The Chair called the meeting to order at 5:05 pm and, after determining an operating quorum was present with five (5) members, continued with the agenda.

## **PREVIOUS MINUTES:**

The meeting minutes for the previous meeting were not available.

**Motion to revise agenda.** Chairman Sam Pezzillo requested the names of Authority members voting be added to the minutes when a unanimous vote is recorded.

## **NEW BUSINESS**

**a) Alabama 200 Grant Request.** Debbie Bennett, Leeds Jane Culbreth Library, proposed application for the grant. **Motion to approve the request** by Mike Cauble, with a second by Pat Hall. The motion carried by the following vote:

Ayes: Mike Cauble  
Scott Chambers  
Pat Hall  
Sam Pezillo  
Abstain: Melanie Carden

**b) Three Eared Rabbit Grant Request. Motion to approve \$25,000.00 grant to property owner toward construction** by Mike Cauble, with a second by Pat Hall. The motion was carried by unanimous vote.

Ayes: Melanie Carden  
Mike Cauble  
Scott Chambers  
Pat Hall  
Sam Pezillo

**c) Calendar for 2019. Motion to change the meeting day to Monday for 2019 and approval of 2019 calendar** by Mike Cauble, with a second by Melanie Carden. The motion was carried by unanimous vote.

Ayes: Melanie Carden  
Mike Cauble  
Scott Chambers  
Pat Hall  
Sam Pezillo

### **OTHER BUSINESS**

**Checking account signators. Motion to add Mike Cauble and Melanie Carden as signators on checking account** by Sam Pezillo, with a second by Pat Hall. The motion was carried by unanimous vote.

Ayes: Melanie Carden  
Mike Cauble  
Scott Chambers  
Pat Hall  
Sam Pezillo

**Add City Clerk view only access to accounts.** Brad Watson explained the need to give the City Clerk access to accounts in a View Only mode. **Motion to approve** by Mike Cauble, with a second by Pat Hall. The motion was carried by unanimous vote.

Ayes: Melanie Carden  
Mike Cauble  
Scott Chambers  
Pat Hall  
Sam Pezillo

### **CHAIRMAN'S COMMUNICATION**

**Income Statement.** Members reviewed and discussed the income statement.

### **ADJOURNMENT**

With no other discussion the meeting was adjourned at 5:24 pm.

**Approved:**

**Attest:**

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Mr. Sam Pezzillo, Chairman

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Ms. Melanie Carden, Secretary

# Draft Minutes

## CITY OF LEEDS PLANNING & ZONING COMMISSION

January 10, 2019

5:00 p.m.

A regularly scheduled meeting of the Leeds Planning & Zoning Commission was held on January 10, 2019, at 5:00 pm at the Leeds Civic Center located at 1000 Park Drive, Leeds, AL 35094.

### **MEMBERS PRESENT**

Mr. Eddie Cook, Chairman  
Mr. Dave Mackey, Vice-Chairman  
Mr. Mike Cauble  
Mr. Roland Isbell  
Mr. Ken Mudd  
Mr. Brad Watson, Zoning Administrator

### **OTHERS PRESENT**

Scott Barnett, City Attorney

The Chair called the meeting to order at 5:09 pm and declared an operating quorum.

### **PREVIOUS MINUTES:**

The past meeting minutes for the following dates were reviewed and approved:

June 7, 2018 Special Called Meeting

June 14, 2018

July 12, 2018

August 9, 2018

September 20, 2018 Special Called Meeting

November 8, 2018

### **OLD BUSINESS**

#### **S-2018-034** Content Neutral Sign Regulations

Motion to approve the regulations as presented by Dave Mackey, seconded by Mike Cauble. Motion carried by all present voting yes.

### **NEW BUSINESS**

**S-2019-001** - Hughes Resurvey, Karry Hughes, Applicant, Karry and Jacqueline L. Hughes, Property Owner(s), 7568 Cahaba Ave. Leeds, AL 35094, Jefferson County, TPID 2500174022002, R-2 Single Family District w/Variance. Motion to approve the request S-2019-001 by Ken Mudd, seconded by Brad Watson. Motion carried by all present voting yes.

### **OTHER BUSINESS**

**Election of Officers for 2019.** Chairman Eddie Cook opened the floor for nominations. Nomination of Eddie Cook as Chairman by Dave Mackey, with a second by Ken Mudd. Nomination carried by all present voting yes.

Motion to nominate the slate of current members to go forward for 2019 by Ken Mudd, with a second by Dave Mackey. Motion to approve carried by all present voting yes.

**CHAIRMAN'S COMMUNICATION**

**ADJOURNMENT**

With no other discussion the meeting was adjourned at 5:25 pm.

**Approved:**

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Mr. Eddie Cook, Chairman  
Leeds Planning & Zoning Commission

**Attest:**

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Ms. Toushi Arbitelle, Secretary  
Leeds Planning & Zoning Commission

# Draft Minutes

City of Leeds  
Redevelopment Authority  
March 4, 2019  
5:00 p.m.

A regularly scheduled meeting of the Leeds Redevelopment Authority was held on March 4, 2019 at 5:00 pm at the Leeds Civic Center located at 1000 Park Drive, Leeds, AL 35094.

## **MEMBERS PRESENT**

Mr. Sam Pezzillo, Chairman  
Ms. Pat Hall, Vice-Chairman  
Ms. Melanie Carden  
Mr. Mike Cauble

## **OTHERS PRESENT**

Mr. Scott Barnett, City Attorney  
Mr. Brad Watson, Zoning Administrator  
Mr. Ray Filmore, Secretary

The Chair called the meeting to order at 5:03 pm and, after determining an operating quorum was present with four (4) members, continued with the agenda.

## **PREVIOUS MINUTES:**

The past meeting minutes for February 4, 2019 were not available..

## **OLD BUSINESS**

There was no old business to be considered by the Board.

## **NEW BUSINESS**

### **• Contracts for Professional Services:**

There was discussion regarding the renewal contract for Dona Bonnett.

**Motion to approve individual contract for Ms. Dona Bonnett as an individual contractor for the Redevelopment Authority** made by Mr. Mike Cauble, seconded by Ms. Carden. Ms. Bonnett's duties include: internet marketing, monitoring the social media accounts, and working with Ms. Stephanie Corwin to publicize activities. Motion carried by unanimous voice vote.

### **• Carnival – Spring:**

The Spring Carnival dates for set up will be April 7-9 and the Carnival is scheduled for April 10-14, 2019. It is the responsibility of The Redevelopment Authority to approve the Spring Carnival as a special event.

**Motion to approve the Spring Carnival as a special event, subject to obtaining appropriate insurance** made by Mr. Mike Cauble, seconded by Ms. Pat Hall. Motion carried by unanimous voice vote.

### **• Downtown Events:**

First Thursday Street Festival in April, May and June will include food trucks and street entertainment. An appropriation of \$500 per month for advertising and entertainment was requested. Spring Carnival is scheduled for April 10-14, 2019.

Farmer's Market

Homecoming Tailgate Party

Downtown Trick or Treat

**Downtown Events: (Continued)**

Tree Lighting

Christmas Parade

**Motion to allocate \$500 for April, May, and June Street Festival sponsorship** was made by Mr. Mike Cauble and seconded by Ms Melanie Carden. The Chamber of Commerce will comply with the Food Truck policy. **Motion carried by unanimous voice vote.**

- **Property Survey:**

Ms. Stephanie Corwin presented a Commercial Property Questionnaire.

**OLD BUSINESS:**

There was no Old Business.

**OTHER BUSINESS**

There was no Other Business.

**ADJOURNMENT**

With no other discussion the meeting was adjourned at 5:47 pm.

**Approved:**

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Mr. Sam Pezzillo, Chairman  
Leeds Redevelopment Authority

**Attest:**

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Ms. Melanie Carden, Secretary  
Leeds Redevelopment Authority

**LEEDS REDEVELOPMENT AUTHORITY  
RESOLUTION NO.: 2019-05-**

**AUTHORIZING THE 2019 DOWNTOWN PUBLIC PARKING LEASES**

**WHEREAS**, the Downtown area struggles to accommodate the parking needs of the current businesses located within the Downtown District; and

**WHEREAS**, the expansion of business in the downtown area is limited by the ability of the City to accommodate the increase in both traffic and parking that such business expansion causes; and

**WHEREAS**, certain privately-owned empty parcels of land along Parkway Drive and along 7<sup>th</sup> Street have been identified, in close proximity to these new businesses, that would provide additional parking for both added patrons and employees; and

**WHEREAS**, the City Council has authorized the funding and the development of available areas of the Downtown District that will accommodate additional parking subject to the Redevelopment Authority being the actual Lessee on behalf of the City; and

**THEREFORE, BE IT RESOLVED**, by the City Of Leeds Redevelopment Authority that:

1. The Recitals above are true, correct, approved and included herein as if fully set forth.
2. The proposed project for public parking improvements in the Downtown District, associated public parking lot leases are hereby determined to be a substantial public benefit to the City and the Downtown District.
3. The Redevelopment Authority hereby approves the requisite leases (attached) for additional public parking in the Downtown District to be constructed, leased and located on parcel numbers 2500211024015.000, 2500211024016.000, 2500211024014.001, 2500211024006.000, and 2500211024007.000 (See Exhibit A).
4. This parking project so authorized herein shall be subject to managed by the City of Leeds Redevelopment Authority for the entire lease term.
5. Future budgeted payments for the subject Leases shall be made in an amount not to exceed \$1.40 per square foot of leased area for public parking purposes.
6. The staff and City attorneys shall have the full authority to do those things, perform those functions, make such decisions, take such action, and to sign necessary documentation in order to carry out and fully complete the actions so authorized herein.

**APPROVED AND ADOPTED** on this the \_\_\_\_\_ day of May, 2019.

**AYES:**

**NAYS:**

**ABSENT FROM VOTING:**

**ABSTAIN:**

**REDEVELOPMENT AUTHORITY**

\_\_\_\_\_  
**Chairman**

\_\_\_\_\_  
**DATE**

**ATTEST:**

\_\_\_\_\_  
**Secretary**

In my capacity as the Secretary of the Redevelopment, I hereby certify that the above Resolution was duly adopted by the Redevelopment at a regular meeting held on the \_\_\_\_\_ day of May, 2019.