

GROW



Welcome to Pelham

Homeworx Birmingham

Dramatic Maxi

Gossett and Associates

Southern Home Repair &
Property Management

On Site Productions

Discount Diamonds & Gems

Southern Green Lawn Care

CK Virtual Accountant

Valhalla Board Game Cafe

El Comal Mexican Restaurant

KC Counseling

Cahaba Crown Properties

STUNNING TRANSFORMATION A New Purpose For Old Fire Station No. 3

When the Pelham Fire Department outgrew the old Fire Station No. 3 on Highway 53 East, a new station was built along Highway 11 to better serve Pelham's growing population on that side of town. The old fire station was declared surplus in September 2023 and was eventually sold to Pelham-based Southeastern Construction Partners, LLC. The company spent four months renovating the former firehouse into a stunning new office for their company headquarters.

Gary Lantrip, owner of Southeastern Construction Partners, LLC, said the renovation pays homage to the building's original purpose. Several firehouse-related items are incorporated into the interior design. Two original fire truck bays have been converted into meeting spaces and conference rooms. The bay doors can be raised and lowered for fresh air and sunlight. The third bay is used for material storage for the construction company.

At a ribbon cutting and open house held on Friday, April 26th, Lantrip welcomed guests for pizza from Uncle G's, yard games, and relaxation on the back patio. Mayor Gary Waters, Pelham's former fire chief, said the building brought back many memories. Pelham Fire Chief Mike Reid and Deputy Chief Chris Carpenter walked through the old fire station and marveled at the beautiful renovation. "This station was built in 1990. In some ways, it's hard to picture how it looked before. They've utilized this space so well, and their vision for their new office was obviously well thought-out," said Reid. "I really like how they incorporated

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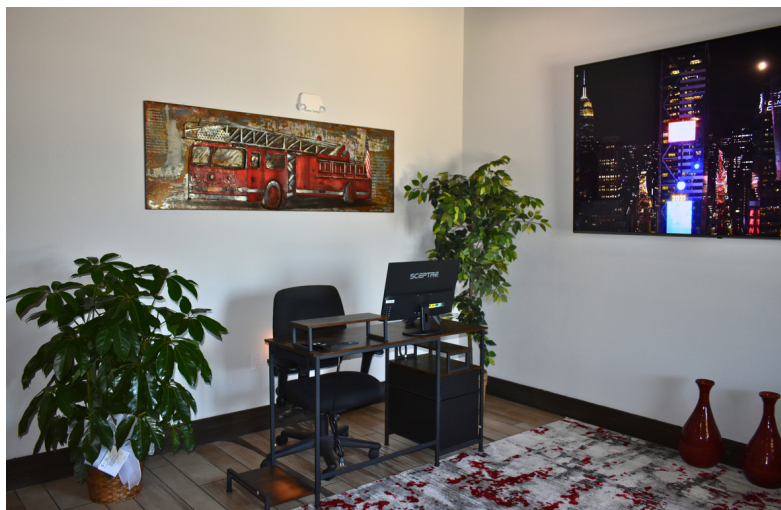
NEWS FROM THE CITY OF PELHAM

GINA WOMACK, EDITOR



elements of the original building into the design."

Southeastern Construction Partners is a general contracting company that has been in business for over 30 years. The group specializes in private-sector commercial construction projects as well as multi-disciplined development. They offer ground-up construction, metal buildings, retail and commercial buildouts, and a host of other services. Some of their notable projects include the Chelsea Youth Ball Park, rides, attractions, and facilities at Alabama Adventure/Splash Adventure and renovations at Oak Mountain Amphitheatre. They are currently working on a brand-new training facility and sports rehab complex for the Birmingham Legion Football Club.





Pelham Champions Change

The City of Pelham, with the help of its Commercial Development Authority (CDA), achieved a significant milestone on Tuesday, April 30th, when Governor Kay Ivey signed Senate Bill 168 into law. Sponsored by State Senator April Weaver and State Representative Kenneth Paschal, SB 168 makes pivotal changes that will make it easier for CDAs statewide to spur economic development in their communities. Pelham's CDA, with its proactive approach, led the charge.

The bill amended Section 11-54-171 of the Code of Alabama 1975, which governs CDAs, revising the definition of "Project." Previously, the definition excluded single commercial enterprises, hampering the ability of CDAs to fully utilize their powers for revitalization and economic growth.

Now, with the passage of SB 168, the definition of "Project" has been expanded to include single commercial enterprises engaged in various businesses, trades, professions, and activities such as retail, restaurants, professional offices, and other ventures beneficial for job creation, workforce development, financial investment, and overall community prosperity.

"This amendment is a game-changer for Pelham and cities across Alabama," said Michael Simon, Pelham's Economic Development Director. "It unlocks new opportunities to breathe life into vacant and dilapidated properties, fostering vibrant commercial spaces and stimulating economic vitality."



Under the previous definition, CDAs faced limitations in redeveloping single-use buildings and sites. While a CDA could acquire a vacant property like a former restaurant, the law restricted the same CDA from selling it to another single-owned business or for single-tenant use. This constraint stifled the CDA's effectiveness in addressing vacant and underutilized properties, hindering Pelham's economic potential.

"With the amended definition, Pelham's CDA is now poised to pursue a broader range of projects that align with our community's needs and aspirations," said Tim German, Vice-Chairman of Pelham's CDA. "We are not just ready but eager to leverage this newfound flexibility to drive our economic development agenda forward and create a more prosperous future for Pelham."

SB 168 reflects a collaborative effort between local leaders and state legislators to empower economic development initiatives and foster a climate conducive to growth and prosperity. The City of Pelham thanks Governor Ivey, Senator Weaver, and Representative Paschal for championing this crucial legislation.



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The Scoop on Development

You've asked, and we have answers. Here's what we know about future business openings and commercial developments:

- Progress is being made on St. Vincent's freestanding ER, which is planned for the corner of Highway 52 East and McCain Drive. Civil engineering and stormwater management plans are being finalized before construction can begin.
- The new El Comal restaurant, ready to make its mark in the former Nino's location, has successfully cleared all city inspections. The owner is now in the final stages of preparation, hinting at an opening in the near future.
- Permits have been issued for Just Gyros, a restaurant planned for the former Burger King location on Highway 119. We have not heard when the owner plans to open.
- Business owners are working to open a new Mexican restaurant in the Pelham Towne Center on Huntley Parkway. Construction has been delayed due to the sale of the shopping center to a new owner and leasing negotiations.
- The former Little Tomato building is for lease.
- The new Jack's Family Restaurant civil permits have been approved, and construction is set to begin soon.
- Mark your calendars for June 8th, when Park 124, our new city park and gathering space behind Campus 124, will be unveiled. We're planning a grand celebration with food and giveaways from some of the Campus 124 businesses, including Beer Hog, Half Shell Oyster House, LocAL Realty, Vulcan, The Guy's Place, and Valhalla Board Game Cafe.

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