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# CITY OF LEEDS, ALABAMA

## REDEVELOPMENT AUTHORITY AGENDA

1412 9th St, Leeds, AL 35094

January 14, 2025 @ 5:00 PM

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### CALL TO ORDER:

### ROLL CALL:

### DETERMINATION OF QUORUM:

### APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):

- [1.](#) Meeting Minutes - November 25, 2024

### NEW BUSINESS:

2. RDA25-01-04 - 2025 Election of RDA Officers
3. RDA25-01-05 - Discuss 2025 RDA Meeting Dates

### OLD BUSINESS:

- [4.](#) FC25-01-01 - Façade Grant Approval for 8149 Parkway Drive – Barnes & Barnes
5. RDA25-01-02 - New Façade Grant Procedures
- [6.](#) RDA25-01-03 - Further Discussion on the Downtown Entertainment District

### OTHER BUSINESS:

### CHAIRMAN'S COMMUNICATION:

### ADJOURNMENT:

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.

**File Attachments for Item:**

1. Meeting Minutes - November 25, 2024

CITY OF LEEDS, ALABAMA  
REDEVELOPMENT AUTHORITY MEETING MINUTES  
1412 9<sup>th</sup> Street, Leeds, Alabama 35094  
November 25, 2024 @ 6:00 PM

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**CALL TO ORDER:**

Chairman Michael Cauble called the meeting to order at 6:01 pm.

**ROLL CALL:**

PRESENT

Chairperson Mike Cauble, Vice-Chairperson Andrea Howard, Secretary Dave Mackey, Board Member Larry King, City Attorney Scott Barnett

**APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):**

1. Minutes from November 18, 2024

Minutes approved as written.

**OTHER BUSINESS:**

2. RDA24-11-20 – Sports Park

Discussion regarding resolution pending for new sports park. Per City Attorney, Scott Barnett, resolution would be a non-binding document, a support resolution. Entity hasn't happened yet. Petition to create district, public entity – allows another previously created entity to approve. RDA is the most active entity in the City right now so this committee will approve. If supported, goes to city council to get behind it. Sports Park, retail board, would have a district; then, RDA would get a board appointment and City would get two board appointments. RDA and City would vote. RDA's only duty in the new entity would be to do a board appointment. Motion was made to adopt resolution by Secretary Mackey and Second was made by Board Member King to approve. Voting Yea: Chairman Cauble, Vice-Chairperson Howard, Secretary Mackey, Board Member King. Resolution was signed by Chairman Cauble and attested by Secretary Mackey.

**CHAIRMAN'S COMMUNICATION:**

**ADJOURNMENT:**

Chairman Michael Cauble adjourned the meeting at 6:30 pm.

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Mr. Michael Cauble, Chairman

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Mr. Dave Mackey, Secretary

**File Attachments for Item:**

4. FC25-01-01 - Façade Grant Approval for 8149 Parkway Drive – Barnes & Barnes

**APPLICANT'S AFFIDAVIT FOR REIMBURSEMENT**

STATE OF ALABAMA )  
COUNTY OF Jefferson ) SS

TO: The Leeds Redevelopment Authority

The undersigned, Laura L Barnes (Name) being duly sworn, deposes and says that he or she is the Owner/Tenant (strike one) of the property located at 8149 Parkway Drive Leeds AL 35094 (the "Premises") and has applied for a facade improvement grant from the Leeds Redevelopment Authority for \$8842.50 total work (\$3000 grant) (the "Work.").

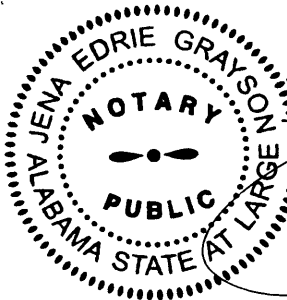
The total amount of the grant approved is \$ \$3000 toward which I, as Owner/Tenant (strike one), have as of this date paid \$ 8842.50. I hereby attest that I have not received any other funds from a third party to pay for the Work which is paid for by this grant.

The attached proof of payment is true, correct, and genuine, and delivered unconditionally and the work set forth in said proof of payment has been completed and/or the materials set forth in the attached proof of payment has been used in connection with the Work in the Premises.

Upon payment of \$ 3000 from the Leeds Redevelopment Authority, there shall be nothing due or to become due from the Leeds Redevelopment Authority in connection with the disbursement of the approved grant amount from the Leeds Redevelopment Authority based on the documentation submitted to the Leeds Redevelopment Authority for the Work set forth in said proof of payment.

Date: 12/31/24

Signature: [Handwritten Signature]  
Signature: Laura L Barnes



SUBSCRIBED AND SWORN to before me this 31st day of December, 2024

Notary Public [Handwritten Signature]

Façade Grant

**8149 Parkway**

Replace Windows and Door	4725
Waste Mangement Dumpster	757.75
Labor to Remove Front	1062
Labor to Remove Front	597.45
Labor to Repair Front	800.36
Labor to Repair Front	900
	8842.56

# Leeds Redevelopment Authority Commercial Façade Improvement Grant Application

## REQUIRED SUBMITTALS WITH APPLICATION:

1. Current digital photos of all building facades visible from the public right of way which will receive improvements
2. A schematic drawing with enough detail to depict the proposed improvements
3. Signed vendor contract(s) with detailed costs for each proposed improvement (excluding ineligible portions of improvements, e.g. lettering on awnings)
4. Consent from the building owner for proposed improvements, by signature on the attached form
5. Completed IRS Form W-9 Request for Taxpayer Identification Number and Certification
6. Projected sales tax\* and/or property tax for the three years following the completion of the improvements covered by the grant.
7. A narrative as outlined below:
  - 7.a. Description of proposed façade work including information about the proposed building materials and methodology for proposed changes.
  - 7.b. Description of your business and the related industry.
  - 7.c. Features and advantages of your product and how improvements sought will improve the business and/or Redevelopment Authority.
  - 7.d. Credentials and experience of business owner.
  - 7.e. Any unusual or expected difficulties or hardships in making the proposed improvements.

*\*Please note that if you are awarded a grant, you must submit actual sales tax receipts for the three consecutive years following the completion of the improvements. The actual sales tax receipts from the State of Alabama of the prior calendar year shall be provided to the Redevelopment Authority by February 15.*

## BUSINESS OWNER INFORMATION

Business Owner Name: Lee Barnes & Laura Barnes

Home Address: 8113 Parkway Dr Leeds AL

Business Name: \_\_\_\_\_

Business Address: 8107 Parkway Dr

Business Phone: 205 699 5600 Fax Number: 205 699-3333

Home Phone: 205 281 3167 Email Address: laura@leedslaw.net

Fax Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

If tenant, what is the expiration date of your current lease? \_\_\_\_\_

If buyer under contract or tenant, who is the property owner?

Property Owner Name: \_\_\_\_\_

1401 9th Street aka 8149  
Parkway Dr

Property Owner Address: 1401 9th Street aka 8149 Parkway Drive  
Property Owner Phone: 205 699 5000  
Property Owner Fax: 205 699 3333  
Property Owner E-mail: laura@leedslaw.net

## DESCRIPTION OF PROPOSED IMPROVEMENTS

- remove rotted wood
- replace store front
- replace front door

## ITEMIZED ACTIVITY DESCRIPTION

## COST

~~12~~ - electrical update





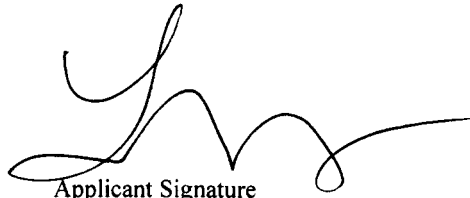
**APPLICATION CERTIFICATION**

I, the undersigned, certify that I have read the program description and requirements for the Leeds Redevelopment Authority Façade Improvement Grant Program. I certify that all information provided herein is true and accurate to the best of my knowledge. I understand that the improvements described in this application must receive all required permit approvals from the Leeds Redevelopment Authority prior to the commencement of construction.

Furthermore, I, the undersigned, my successors and assigns, hereby agree to save and hold harmless the Leeds Redevelopment Authority and any of its employees, officers and directors from all cost, injury and damage to any person or property whatsoever, any of which is caused by an activity, condition or event arising out of the performance, preparation for performance or nonperformance of any project improvement included in my grant application. The above cost, injury, damage or other injury or damage incurred by or to any of the above shall include, in the event of an action, court costs, expenses of litigation and reasonable attorneys' fees. I understand that if my business closes or moves out of the Leeds Redevelopment Authority within 3 years I will be required to repay the Redevelopment Authority in an amount as described on page 3 of the grant packet.

*Laura Barnes*

Applicant Name (PRINT)



Applicant Signature

Date *11/25/23*

CONSENT FROM PROPERTY OWNER (Required if different from Applicant)

Property Owner Name (PRINT)

Property Owner Signature

Date

\*\*\*\*\*Office Use Only\*\*\*\*\*

Application is:  Approved  Denied

Redevelopment Authority President

Date

City Inspector

Date

Leeds Redevelopment Authority

## Commercial Façade Improvement Grant Program Reimbursement Request Certification

### SUBMITTAL FOR REIMBURSEMENT

Please submit the following information to the Planning and Development office once approved work is complete for grant payment:

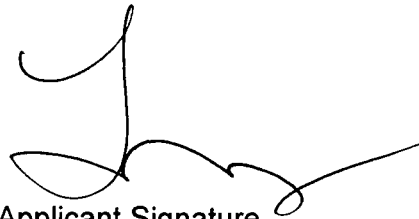
- This signed Reimbursement Request Certification
- Copies of invoices stamped "PAID" from all contractors, companies, individuals
- Proof of payment (limited to copies of canceled checks and/or credit card receipts)
- Digital Photos of all building facades visible from the public right-of-way. A signed and notarized Applicant's Affidavit for Reimbursement form provided by the Leeds Redevelopment Authority
- Applicant's Affidavit for Reimbursement (Attached)

### CERTIFICATION

I, the undersigned, warrant that all representations of the application submitted under the program are true and accurate and that there has been no material change which would in itself or cumulatively with other events impair the profitable functioning of my business operation. All agreements, warranties and representations made to the Leeds Redevelopment Authority are true at the time they were made and shall remain true at the time of submittal for reimbursement under the program. I will display the Leeds Redevelopment Authority Grant Certification in public at my business/property for one year. I understand that if my business closes or moves out of the Leeds Redevelopment Authority within 3 years I will be required to repay the Redevelopment Authority in an amount as described on page 3 of the grant packet. The Leeds Redevelopment Authority may in its sole option cancel its assistance commitment either in whole or in part for failure to comply with the requirements of this grant program or applicable Redevelopment Authority Codes and Regulations.

*Carva Bams*

Applicant Name (PRINT)



Applicant Signature

Date



Find address or place

Legend Layers Basemap gallery Measure Details Share Print



**INVOICE**

**St. Clair Glass & Mirror LLC**  
1483 US HWY 411  
Prichardville, AL 35146

stclairglass@yahoo.com  
(205) 629-5022  
www.stclairglassllc.com



**Bill to**  
Remy Deason

**Ship to**  
8149 Parkway Dr  
Leeds, AL

**Invoice details**

Invoice no.: 5103  
Terms: Due on receipt  
Invoice date: 04/25/2024  
Due date: 05/25/2024

P.O. Number: 454610  
Sales Rep: James

Date	Product or service	SKU	Description	Qty	Rate	Amount
	<b>Storefront</b>		New Exterior Storefront Windows & Doors. Clear Anodized Metal / Clear Tempered Glass	1	\$9,450.00	\$9,450.00
<b>Total</b>						<b>\$9,450.00</b>
Payment						-\$9,450.00
<b>Balance due</b>						<b>\$0.00</b>

**Paid in Full**

Handwritten note: 1/2  
\$4725

14

**PARCEL #:** 25 00 21 1 026 001.000  
**OWNER:** BARNES WINFRED LEE  
**ADDRESS:** PO BOX 1253 LEEDS AL 35094-0023  
**LOCATION:** 1401 9TH ST LEEDS AL 35094

[ 610-D0 ] Baths: 1.0 H/C Sqft: 1,500  
 50-043.0 Bed Rooms: 0 Land Sch: S155  
 Land: 11,100 Imp: 80,400 Total: 91,500  
 Acres: 0.000 Sales Info: \$0

<< Prev Next >> [ 1 / 0 Records ] Processing...

Tax Year : 2024 v

SUMMARY LAND BUILDINGS SALES PHOTOGRAPHS MAPS

**SUMMARY**

**ASSESSMENT**

PROPERTY CLASS: 2 OVER 65 CODE:  
 EXEMPT CODE: DISABILITY CODE:  
 MUN CODE: 15 LEEDS HS YEAR: 0  
 SCHOOL DIST: EXM OVERRIDE AMT: \$0.00  
 OVR ASD VALUE: \$0.00 TOTAL MILLAGE: 59.3

CLASS USE:  
 FOREST ACRES: 0 TAX SALE:  
 PREV YEAR VALUE: \$91,500.00 BOE VALUE: 0

**VALUE**

LAND VALUE 10% \$0  
 LAND VALUE 20% \$11,100  
 CURRENT USE VALUE [DEACTIVATED] \$0

CLASS 2  
 BLDG 001 610 \$80,400

CLASS 3  
 TOTAL MARKET VALUE [APPR. VALUE: \$91,500]: \$91,500

Assesment Override:  
 MARKET VALUE:  
 CU VALUE:  
 PENALTY:  
 ASSESSED VALUE:

**TAX INFO**

	CLASS	MUNCODE	ASSD. VALUE	TAX	EXEMPTION	TAX EXEMPTION	TOTAL TAX
STATE	2	15	\$18,300	\$118.95	\$0	\$0.00	\$118.95
COUNTY	2	15	\$18,300	\$247.05	\$0	\$0.00	\$247.05
SCHOOL	2	15	\$18,300	\$150.06	\$0	\$0.00	\$150.06
DIST SCHOOL	2	15	\$18,300	\$0.00	\$0	\$0.00	\$0.00
CITY	2	15	\$18,300	\$168.36	\$0	\$0.00	\$168.36
FOREST	2	15	\$0	\$0.00	\$0	\$0.00	\$0.00
SPC SCHOOL1	2	15	\$18,300	\$93.33	\$0	\$0.00	\$93.33
SPC SCHOOL2	2	15	\$18,300	\$307.44	\$0	\$0.00	\$307.44

**ASSD. VALUE: \$18,300.00** **\$1,085.19** **GRAND TOTAL: \$1,085.19**

Payoff Quote

**DEEDS**

**INSTRUMENT NUMBER**  
2948-712  
**DATE**  
 05/22/1986

**PAYMENT INFO**

PAY DATE	TAX YEAR	PAID BY	AMOUNT
	2024		\$0.00
1/9/2024	2023	HIGHSTREET LLC	\$1,093.05
1/22/2023	2022	HIGHSTREET LLC	\$799.37
1/3/2022	2021	HIGH STREET LLC	\$799.37
1/12/2021	2020	LEE BARNES ENTERPRISES	\$383.08
1/10/2020	2019	LEE BARNES ENTERPRISES	\$398.08
1/5/2019	2018	LEE BARNES ENTERPRISES	\$329.29
1/10/2018	2017	LEE BARNES ENTERPRISES	\$329.29

HIGH STREET, LLC

5316

15

\$ 9450

HIGH STREET, LLC

5316

1404 atm



MILLENNIAL BANK

Thank you for banking with Millennial Bank. If you need assistance, contact customer service.

# Business Checking-0187



Available Balance

## Pending Transactions

No Records Available

## Posted Transactions

Date	Description	Withdrawal/Deposit
05/02/2024	FORCE POST 5316	-\$9,450.00

## Account Summary

Available Balance		
Current Balance		
As Of		
Interest Paid YTD		
Interest Rate		
Interest Accrued		
Last Deposit Amount		

\*\*\*End\*\*\*



## Your Payment has been Processed

wmonline@wm.com <wmonline@wm.com>

Tue 5/21/2024 6:39 AM

To:Laura barnes <Laura@leedslaw.net>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



# Everything went through.

Your payment was successfully processed and will post to your account within three business days. For any service or billing issues, please call your local Waste Management office at the number provided on your invoice.

## Details

### Customer Information

Customer ID:  
00024-54682-73007

*0149 Parley*

### Payment Information

Payment Amount:  
\$1514.95 USD

Payment Date:  
05/21/2024

Invoice Number:  
0003611-4009-8

Confirmation Number:  
80094707755

*2*  
*75747*

## Payments made easy

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Payme  
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**MY WM Account Page.**

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ne Bill  
Pay

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process or the **WM Mobile App.**

 Onli  
ne Bill  
Pay


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it to the remittance address indicated  
on current invoice.

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institution using your Customer ID and the  
P.O. Box on the remittance stub of your  
invoice.

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PHO  
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Houston, TX, 77002

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TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTIONS & HOW TO USE SECURITY FEATURES

HIGH STREET, LLC  
6107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

COVENANT BANK  
P.O. BOX 300  
LEEDS, ALABAMA 35094

5448

~~628.24~~

PAY TO THE  
ORDER OF

Antonio Mateo

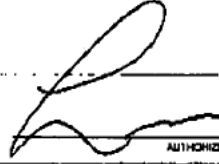
\$ 900.00

Nine Hundred & 00/100

DOLLARS

MEMO:

8149 Pam



AUTHORIZED SIGNATURE



THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

HIGH STREET, LLC  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

COVENANT BANK  
P.O. BOX 309  
LEEDS, ALABAMA 35094

5832

~~6-28-24~~

PAY TO THE  
ORDER OF

Chris Goodson  
Eight Hundred <sup>36</sup>/<sub>100</sub>

\$ 800.36

DOLLARS

MEMO

8149 P.M.



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

21

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

HIGHSTREET, LLC  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 36094  
205-699-5000 LAURA@LEEDSLAW.NET

MILLENNIAL BANK  
P.O. BOX 300  
LEEDS, ALABAMA 36094

7322

*[Handwritten signature]*

PAY TO THE ORDER OF Luciano Tomas \$ 1062-  
One thousand sixty two dollars DOLLARS

MEMO 8149 Parkey



*[Handwritten signature]*  
AUTHORIZED SIGNATURE



THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

HIGH STREET, LLC  
 8107 PARKWAY DRIVE  
 LEEDS, ALABAMA 35094  
 205-699-5000


COVENANT BANK  
 P.O. BOX 309  
 LEEDS, ALABAMA 35094

5834

6-28-24

PAY TO THE ORDER OF Lester Higgins \$ 597.45  
Five Hundred Ninety Seven & 45/100 DOLLARS

MEMO BHG Parlay

  
 AUTHORIZED SIGNATURE [Signature]

01

**File Attachments for Item:**

6. RDA25-01-03 - Further Discussion on the Downtown Entertainment District

**REDEVELOPMENT AUTHORITY OF THE CITY OF LEEDS  
RESOLUTION NO.: 2024-12-01**

**CONSENSUS TO PARTICIPATE AND ACT IN ACCORDANCE WITH 11-99B-3 TO INCORPORATE  
THE GRAND RIVER COOPERATIVE DISTRICT**

**WHEREAS**, the City continues to pursue the development of a regional sports venue along with associated retail and hospitality development in and around Exit 140 of U.S. Interstate 20; and

**WHEREAS**, such a development would necessitate the incorporation of a District pursuant to 11-99B-1 et seq of the Code of Alabama; and

**WHEREAS**, Section 11-99B-3 of that authorizing statute allows, in addition to the City Council, an established public corporation like the Redevelopment Authority of the City to be a member of the subject District once an application has been submitted requesting such District to be formed; and

**WHEREAS**, the potential developer of the project has requested confirmation that the City Redevelopment Authority is willing to participate in accordance with the Statute to be a member of said District and to name a board member to the District governing body should an application be submitted requesting same; and

**WHEREAS**, although such an application has yet to be been submitted requesting formation of the District, the Redevelopment Authority wishes to express its advance support and consensus for a District to be formed according to 11-99B-3 of the Code of Alabama and to appoint a director to the subject board upon its lawful creation.

**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. We hereby provide our consensus, support and willingness to be a member of a Cooperative District pursuant to 11-99B-1, et seq. of the Code of Alabama, in and around the Grand River area and I-20 Exit 140, should an application be properly submitted requesting that such District be created generally for the purpose of developing a sports venue along with associated retail and hospitality projects.

**APPROVED AND ADOPTED** on this the 25<sup>th</sup> day of November, 2024.


<b>AYES:</b>	<u>4</u>
<b>NAYS:</b>	<u>0</u>
<b>ABSENT FROM VOTING:</b>	<u>0</u>
<b>ABSTAIN:</b>	<u>0</u>

**REDEVELOPMENT AUTHORITY**




11-25-2024  
DATE

**ATTEST:**

  
By: (Name)

In my capacity as the Board Secretary, I hereby certify that the above Resolution was duly adopted by the City of Leeds Redevelopment Authority at a special meeting held on the 25<sup>th</sup> day of November, 2024.

  
By: (Name)