MINUTES
GREENVILLE COUNTY REDEVELOPMENT AUTHORITY
REGULAR SESSION
TUESDAY, JANUARY 28, 2020

BOARD MEMBERS PRESENT: Walter Moragne, Chairman
Charlotte Osmer, Vice-Chair
Jane Kizer, Treasurer
Amy Coleman
Barry Coleman
Grant Cothran
David Doser
James Hammond
Erin Smith
Lawson Wetli
K. Todd Yeomans

STAFF MEMBERS PRESENT: John Castile, Executive Director
Imma Nwobodu, Program Director
Joe Smith, Operations Director
Pamela Proner, Finance Director
Beverly Robertson, Executive Assistant/HR Manager

GUEST: Evan Smith, Greenville Journal

1. Opening and Roll Call. The meeting was called to order by the Chairman at 12:30 p.m.

2. Approval of Minutes. On a motion by Ms. Osmer and seconded by Mr. Hammond the Board unanimously approved the minutes of the December 10, 2019 Board meeting as presented.

3. Administration Committee.

   a) *Approval to Accept a Donation from Mr. Paul C. Aughtry III to be used for Affordable Housing Efforts Consistent with the Greenville County Redevelopment Authority’s Mission and Approved Consolidated Plan. Ms. Wetli stated that Mr. Paul C. Aughtry III has pledged $100,000 to Greenville County Redevelopment Authority to be specifically utilized to support the provision of Affordable Housing in Greenville County. This donation will be made in four (4) yearly installments of $25,000. GCRA has received the first installment of $25,000.
In order for Mr. Aughtry to receive a tax deduction for his generous donation, the check will be made out to the Greenville Revitalization Corporation (GRC). GRC is a 501(c)(3) South Carolina Non-profit Corporation that is tax exempt. GRC will then make a check payable to GCRA less a 1% administration fee. Staff would like the funds to be used for the Homebuyers Assistance Program. Ms. Wetli stated that GCRA will report back to Mr. Aughtry on an annual basis on how the funds were used. Mr. Castile stated that there is a general consensus throughout Greenville County that affordable housing is an issue and priority. One way to address this issue is to provide additional resources. These funds will go toward any efforts according to the GCRA mission that addresses affordable housing. Mr. Castile stated that the Homebuyers Assistance Program is one way to address the affordable housing issue. Staff will evaluate the need annually and make a determination how best to use the funds as it relates to affordable housing and report back to Mr. Aughtry on an annual basis.

On a motion by the Committee, the Board unanimously approved to accept the Donation from Mr. Paul C. Aughtry III to be used for Affordable Housing Efforts that are Consistent with the Greenville County Redevelopment Authority’s Mission and Approved Consolidated Plan.

b) Approval to Update and Execute the Programmatic Agreement Between the Greenville County Redevelopment Authority and the South Carolina State Historic Preservation Office (SHPO) for the Administration of HUD-Funded Programs in Greenville County and Participating Cities. Ms. Wetli stated that this is an update to an existing contractual arrangement between the two parties. However, there are restrictions on the work that can be done to historic properties. This agreement is designed to streamline the consultation process required under Section 106 and provide guidance on projects that do not require SHPO consultation. Specifically, it outlines activities that do not have the potential to cause effects on historic properties. GCRA and SHPO staff have reviewed and agreed upon the necessary updates to the Programmatic Agreement for the 2020-2025 and have concurred that the proposed changes will effectively streamline and improve the consultation process under Section 106 of NHPA.

On a motion by the Committee, the Board unanimously approved to Update and Execute the Programmatic Agreement Between the Greenville County Redevelopment Authority and the South Carolina State Historic Preservation Office (SHPO) for the Administration of HUD-Funded Programs in Greenville County and Participating Cities.

4. Operations Committee Reports.

a) Approval of Sales Price for 27 Earnhardt Street (FKA: 301 Old Paris Mountain). Mr. Cothran stated this is a signature lot in the Brutontown neighborhood and the sales price of this home is on the higher end of affordability. The reason for this is that a large home once sat on the lot and the cost of the demolition of the former home was more costly. Mr. Smith stated he was waiting
on the sale of the homes on Walcott Street in Brutontown to bring in better comparables for the area. The homes on Walcott Street were sold for around $165,000. Now that those homes have sold, Mr. Smith stated that he was able to get an appraisal on 27 Earnhardt for $177,000. Ms. Kizer asked what the sales price would be for this home. Mr. Smith stated that it would be the same as the appraisal price.

Mr. Smith stated that due to the lot size and configuration an appropriate two-story plan was chosen. He went on to say that GCRA will be using Mortgage Loan Funds to construct the home in hopes of providing in house financing when it sells.

On a motion by the Committee, the Board unanimously Approved the Sales Price of 27 Earnhardt Street in Brutontown.

5. Other Business

a) *Approval to Setup a Subcommittee to Address Economic Development. Mr. Moragne stated that the Board has had difficulty in defining and understanding what role GCRA should have in Economic Development and how that relates to GRC. He came up with an idea to form a special Subcommittee whose sole purpose is to work on Economic Development. Mr. Moragne has envisioned a four-person committee that will define Economic Development, list what GCRA is currently doing in Economic Development, and how GCRA can work with GRC. Then he would like the Committee to come up with a plan and procedure. Mr. Moragne is requesting Board approval to set up this Subcommittee.

On a motion by Ms. Wetli, seconded by Ms. Coleman, the Board unanimously approved the request to Setup a Subcommittee to Address Economic Development.

Mr. Moragne gave all the Board members a handout on what he feels the new Subcommittee should be focusing on. The GCRA staff along with the Executive Director of GRC will be made available as support for the Committee. Mr. Moragne went through the list highlighting key areas of focus. Mr. Moragne stated that Ms. Coleman will be the Chair of the Economic Development Subcommittee with Mr. Yeomans, Ms. Kizer and Mr. Cothran as members. Mr. Moragne would like Mr. Doser to be an AD Hoc member and to have him serve as a sounding board and advisor. Mr. Moragne would like the Committee to make a Board presentation at the March meeting outlining their recommendations. Mr. Cothran felt this was an aggressive deadline.

b) 2020 Municipal Public Hearing Schedule. Ms. Nwobodu referred to page 16 of the packet which gave a list of all the Municipal/Unincorporated Public Hearings that are scheduled. She encouraged all the Board members to attend the Public Hearings in their representative districts.
c) **2020-2024 Comprehensive Plan Kickoff Meeting.** Ms. Nwobodu stated that Greenville County is in the process of developing a five-year Consolidated Plan. The meeting will be held Thursday, January 30th from 4:00 PM to 7:00 PM here at County Square in Suite 400. She encouraged all the Board members to attend if possible.

d) **Updates.** Mr. Castile stated that the Consolidated Plan will be a heavy lift for the GCRA planners. It will set forth what GCRA plans to do in the next five years. Within those five years, there will be individual Annual Action Plans. Staff has met with all the Municipalities except for Mauldin. Affordable Housing has continued to be high on their priority list. The Municipalities have identified possible properties to be used for affordable housing in their jurisdiction.

Mr. Castile updated the Board on some activities that have been completed in the Municipalities. Mauldin’s Senior Center and the Woodside Mill Storm Drains and Sidewalks in Simpsonville have both been completed. Mr. Castile also remarked on the house in Fountain Inn, 103 Rosemary Lane. He feels this home is an excellent example of GCRA’s affordable housing product. It is well constructed and energy efficient. Ms. Smith stated that there are several homes under in Greer and the Spring Street Improvements in the Needmore Community in Greer is complete.

Mr. Castile concludes with reminding the Board that GCRA was attempting to outsource the Consolidated Plan, but Program staff is now taking on the task. Lastly, Mr. Smith gave an update on the Miller Road Project. He stated that six of the nine buildings are complete, and six units are now occupied.

Mr. Castile stated that the Community Foundation had its meeting and will be deciding what their investment is in affordable housing in the County. He believes they are committed to doing something in affordable housing as part of their strategic mission. Mr. Castile stated that he received two very complimentary notes from both the City and the County for assisting in moving the vote forward on the redevelopment of County Square. Notice of Funding is coming up and there has been a lot of interest in making application.

6. **Adjournment.** There being no further business, the meeting was adjourned at 1:42 p.m.

[Signature]

Secretary