MINUTES
GREENVILLE COUNTY REDEVELOPMENT AUTHORITY
REGULAR SESSION
HELD TELEPHONICALLY VIA GO TO MEETING
TUESDAY, MARCH 24, 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

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 Mr. Yeomans and seconded by Ms. Kizer the Board unanimously approved the minutes of the February 25, 2020 Board meeting as presented.

3. **Approval of Mortgage Loan Fund Financing Profile.** Mr. Smith stated that this profile is being presented to the Board because Ms. Mercado’s financing for 690 Ruddy Creek Circle with her original lender was denied. GCRA’s internal Loan Committee reviewed her application and credit report and recommends approval of a Mortgage Loan Fund financing. There were no questions or comments for the Board members.

   On a motion by Ms. Coleman and seconded by Ms. Kizer, the Board unanimously approved Ms. Santiago Mercado for Mortgage Loan Fund financing of up to $138,000 at an interest rate of 3.75 percent for 30 years as presented.
4. Administration Committee.

a. Approval of the Bank of Travelers Rest Unsecured Loan Agreement. Ms. Wetli stated that GCRA currently has two loans with the Bank of Travelers Rest. However, once these loans are paid back, the funds would no longer be available to use again on another project. Ms. Wetli stated that GCRA needs bank financing that would be available when it is paid back. Staff needs a line of credit that could be used, paid back and available again. She then stated that the Finance staff received a generous line of credit from the Bank of Travelers Rest. Home Ownership interest rate will be a variable interest rate+ 0%. Ms. Proner stated that since the Administration Committee meeting, the Bank of Travelers Rest’s Committee met and lowered the floor from 4.5% to 3.75%. Originally, the repayment was 12 months and that has since been extended to 36 months.

On a motion by the Committee, the Board unanimously approved the Bank of Travelers Rest Unsecured Loan Agreement as presented.

Ms. Wetli stated that the next five approval items are related to the funding of Fiscal Year 2020 Subrecipients. She wanted to commend the whole Program staff on giving background on how they came to make their recommendations to the Administration Committee on all the subrecipients and funding allocations. She also wanted to thank them for all the work that was put into it. Ms. Wetli stated that the Administration Committee agreed with all staff recommendations for the FY2020 subrecipient funding allocations.

b. Approval of 2020 CDBG Public Service Subrecipients

On a motion by the Committee, the Board unanimously approved the 2020 CDBG Public Service Subrecipients as presented.

c. Approval of 2020 CDBG Rehab/Home Repair Subrecipients

On a motion by the Committee, the Board unanimously approved the 2020 CDBG Rehab/Home Repair Subrecipients as presented.

d. Approval of 2020 ESG Subrecipients

On a motion by the Committee, the Board unanimously approved the 2020 ESG Subrecipients as presented.

e. Approval of 2020 HOME and Affordable Housing Fund Subrecipients

On a motion by the Committee, the Board unanimously approved the 2020 HOME and Affordable Housing Fund Subrecipients as presented.
f. Approval of 2020 CHDO Subrecipients

On a motion by the Committee, the Board unanimously approved the 2020 CHDO Subrecipients as presented.

5. Operations Committee Reports.

a. Approval of the Public Works Profile (Monaghan Active Day Center). Mr. Cothran stated that staff was looking to do several improvements to the Active Day Center in the Monaghan community. He said that GCRA’s staff had assessed a need for several improvements to the Active Day Center. The scope of work will include replacement of the heating and air system; replacement of all fluorescent lighting with modern LED lighting; construction of an outdoor storage building; and installation of additional landscaping. GCRA staff will act as the general contractor and award individual contracts for HVAC, electrical, construction, and landscaping to individual firms for a total amount not to exceed $53,323. Mr. Castile gave some background on the lease with the Active Day Center. He stated that these improvements are contingent on signing a new lease with Active Day Center.

On a motion by the Committee, the Board unanimously approved the Public Works profile for the Monaghan Active Day Center as present.

b. Approval of Public Works Profile. Mr. Cothran stated Fountain Inn is requesting to use their funds to complete ADA improvements for restrooms and office space at the Activities Center in Fountain Inn. In addition, the project was bid with three Add-Alternates, as follows:
   1. $7,774 - add cabinets, countertops, LED lighting in Office 101
   2. $23,000 - add Office 106 (flooring, walls, ceiling adjustments, door, electrical & mechanical changes)
   3. $21,900 - Add Storage 108 & 109 (including walls, ceilings, finishes, doors and lighting).

The total project cost is therefore $262,033.00. Completion is expected to take approximately six months.

Mr. Cothran did mention that there was a discussion that Fountain Inn as well as other municipalities were not using their funds towards affordable housing which is GCRA’s number one goal. However, Mr. Cothran did say that Mr. Castile stated this is consistent with how some municipalities tend to spend their funds when they do not have an affordable housing issue. Also, Fountain Inn is using their funds according to the Federal guidelines. Mr. Castile stated that each municipality has the right to determine how they use their funds as long as it falls within the Federal guidelines. In addition, every time GCRA staff meets with the
municipalities, they encourage them to incorporate affordable housing in their strategic plan.

On a motion by the Committee, the Board unanimously approved the Public Works Profile for the ADA improvements in Fountain Inn as presented.

c. Approval of Construction Cost and Sales Price Profiles. Mr. Cothran stated that he has five construction cost and sales price profiles to bring to the Board for approval. The first home is a 3 bedroom/2 bath home at 117 3rd Street in Judson. Once this home is constructed it will be listed for sale at $160,000, the appraised cost. If it has not sold in 90 days, then it will convert to a rental. The next four construction cost and sales prices profiles are for properties located in the Creekside Subdivision in Greer. These Greer profile addresses are: 636 Ruddy Creek Circle, 640 Ruddy Creek Circle, Ruddy Creek 648 Ruddy Creek, After the discussion on the properties at Ruddy Creek Circle, the discussion became where does staff go from here now that this subdivision is in the final stages of development with only a few lots left to build on. Mr. Castile stated staff is anticipating on working in the Sunnyside neighborhood next.

On a motion by the Committee, the Board unanimously approved the Five Construction Cost and Sales Price Profiles as presented.

6. Other Business

a. Urban County Qualification for participation in the Community Development Block Grant (CDBG) program for Fiscal Years 2021-2023

Updated on the Economic Development Committee. Every three years, the U.S. Department of Housing and Urban Development (HUD) requires the Greenville County Redevelopment Authority (GCRA) to certify the continuation of Greenville County's Urban County cooperative agreement between the Greenville County Redevelopment Authority, Greenville County, and the municipalities of Fountain Inn, Greer, Mauldin, Simpsonville, and Travelers Rest. The cooperative agreement would continue to provide Community Development Block Grants (CDBG), HOME Partnership funds and Emergency Solution Grants for fiscal years 2021-2023 (July 1, 2021 to June 30, 2023). This process also ensures the requalification of Greenville County as an Urban County, eligible for continual participation in the Community Development Block Grant and other IIUD related programs.

b. Greenville Triumph Soccer Team Renewed Parking Contract The Greenville Triumph soccer team reached out to GCRA regarding the City View vacant lots that were used for parking last season. The contract was renewed by GCRA that
allows use of this land for parking during the 2020 season, which runs from May-October. Last year, GCRA’s portion of the split revenue was $2,612.35.

c. **Economic Subcommittee.** The Economic Subcommittee has reached a consensus but would like to make a presentation when the Board can meet in person.

d. **Executive Director’s Update.** Mr. Castile gave the Board an update on what is happening within the organization and the plans for staff during the Covid-19 pandemic. GCRA staff will be working remotely but be assured that GCRA is not closing. The Administrative office will be closed to the public.

7. **Adjournment.** There being no further business, the meeting was adjourned at 1:46 p.m.

[Signature]

Secretary