“You may not control all the events that happen to you, but you can decide not to be reduced by them.”

Maya Angelou
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GCRA BOARD MEETING AGENDA
TUESDAY, JUNE 23, 2020 – 12:30 P.M.
TELEPHONICALLY
Teleconference: 929 205 6099; Meeting ID: 851 5919 7192; Passcode: 250308
Walter Moragne, Chairman

1) Opening and Roll Call

2) Invocation

3) Introduction of New Board Member – Lawrence Black

4) *Approval of May 26, 2020 Minutes (Pages 4-7)

5) *Approval to authorize the Executive Director to enter into a purchase agreement for the property located at 625 Poinsett Highway (former Piedmont Shirt Factory Site) with Hartness International.

6) Administration Committee (Pages 8-14)
   a) *Approval of COVID-19 Subrecipients for Implementation of Emergency Solutions Grants – CV
   b) *Approval of COVID-19 Subrecipients for Implementation of Community Development Block Grants – CV

7) Operations Committee (Pages 15-18)
   a) *Approval to Enter into Sales Agreement for E. Fairview Road, Greer Project
   b) *Approval of Construction Cost & Sales Price Profiles

8) Other Business
   a) Economic Development Subcommittee Report

9) Executive Session. When necessary, the Board convenes in Executive Session for the discussion of negotiations incidental to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the Redevelopment Authority of a claim, or other matters authorized by the South Carolina Freedom of Information Act.
   a) Personnel Matter related to Compensation

10) Adjournment
MINUTES
GREENVILLE COUNTY REDEVELOPMENT AUTHORITY
REGULAR SESSION
TUESDAY, MAY 26, 2020

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

BOARD MEMBERS ABSENT: Amy Coleman

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 PRESENT: David Dedvukaj, Contour Development
Sean Hartness, Hartness Development
Bruce Kopytek, Contour Development
Jim Burns, Hartness Development

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

2. **Invocation.**

3. **Approval of Minutes.** On a motion by Mr. Cothran, seconded by Mr. Hammond, the Board, unanimously approved the minutes of the April 28, 2020 Board meeting with one correction. Mr. Doser was not list as Board members present. Mr. Doser’s name will need to be added to the list as being present.

4. **Administration Committee.** Administration Committee did not meet in the month of May and there were no approval items.
5. **Operations Committee Reports.** The Operations Committee did not meet in the month of May and there were no approval items.

6. **Approval to Authorize the Executive Director to enter into a Redevelopment and Purchase agreement for the property located at 220, 240, 270 A Street Greenville, SC 29609 (Poe Mill Site).** Mr. Castile stated that approximately ten years ago, the historic Poe Mill was severely damaged by fire and had to be demolished. The Greenville County Redevelopment Authority (GCRA) was asked to purchase the property and reposition it for redevelopment. The property required GCRA to do extensive environmental cleanup. GCRA has completed phase one of the environmental cleanup but more cleanup is required. As staff was preparing to enter phase two of the environmental cleanup, Contour Development inquired on purchasing the site. Mr. Castile has had several conversations with Contour on what the site could look like. During those conversations, Mr. Castile placed emphasis on what was important in redeveloping that site, and what the Board envisioned for the site. It is imperative that the two smokestacks remain in place. Work-force housing on the site is also important as well as some commercial opportunities. The ability of the space to be walkable and have some green space that is open to the public and connectivity to the Swamp Rabbit Trail. Also, the finalize phase of the cleanup would be the responsibility of the purchaser of the site. After much discussion with Contour regarding all these elements and their plans aligns with GCRA’s vision, Mr. Castile feels that it is time for Contour Development to make their proposal for redeveloping the property to the Board.

Mr. Dedvukaj stated that in his redevelopment of the Poe Mill site, he intends to keep the smokestacks, the site must be walkable, needs to have some green space, and finally the majority of the housing must be work force housing. The plans include incorporating the community and having some Mom and Pop shops such as small grocery stores and coffee shops that will help benefit the community. While needing to maximize density and space, it is Contours plan to keep the historic character of the Mill. Mr. Dedvukaj plans to show the Board in his presentation how Contour can make the all the key elements happen while keeping the historic character of the Mill with large archways and by incorporating the smokestacks in their design.

Mr. Kopytek started the presentation by saying that Contour had done a lot of research on Greenville and the Poe Mill before the designs for the site began. He stated that it is Contour’s desire to evoke a sense of the old mill town with a new modern up to date complex. Mr. Kopytek showed the plans with no roads or access points cut off. He also showed how their plans incorporated the smokestacks into the design of the site. Mr. Kopytek explained that the buildings would be five story with the ground level reserved for retail. There is a plan to construct two to three story parking decks. He went on to say there would be roughly 428 apartments in the buildings. Mr. Kopytek showed in his plans that instead of having one tall apartment building, it is broken up into smaller buildings. He feels that Contour’s design fits very well within the existing community. Incorporated in the design is a large club house that aligns with one of the two smokestacks as well as a pool.
At the conclusion of the presentation, Mr. Moragne opened the floor for questions and discussion.

Ms. Kizer asked whether there would be available parking in the garage for patrons of the retail shops. Mr. Dedvukaj stated that there would be some street parking as well as some parking designated in the garages. He feels there will be adequate parking on the site, but the specific details have not been ironed out yet. Once Contour has purchased the site, then they will be able to have rezoned and through zoning parking and setbacks will be determined. Ms. Kizer also asked if there were any plans for signage for the smokestacks and the origin and the history of the area and Poe Mill. Mr. Dedvukaj stated that his intent is to name this development the Village at Poe Mill. But he did say that it is possible to have some signage with the history of the area. Mr. Hammond inquired about the scope of work force housing element. Mr. Dedvukaj stated that 51% or most of the housing will be dedicated to work force housing. The residents that they have in mind will be the working class, the teacher, police, firefighters. Mr. Coleman asked whether any streets will be closed, and Mr. Dedvukaj stated that they would not be. In fact, there is thoughts of adding a street.

Mr. Dedvukaj stated that he has been in conversation with the president of the Poe Mill neighborhood through texts and emails. Due to the state of the pandemic, face to face meetings are not possible now. Mr. Dedvukaj seems to think that the correspondence has all been positive. He also has plans to go over the plans in the next few weeks with the neighborhood president. There were no other questions and the presentation was concluded.

On a motion by Ms. Osmer and seconded by Mr. Cothran, the Board unanimously Approval to Authorize the Executive Director to enter into a Redevelopment and Purchase agreement for the property located at 220, 240, 270 A Street Greenville, SC 29609 (Poe Mill Site).

7. Executive Session. On a motion by Mr. Coleman seconded by Mr. Yeomans, the Board voted unanimously to enter Executive Session at 1:10 pm to discuss the possible redevelopment of property located at 625 Poinsett Highway (former Piedmont Shirt Factory Site).

On a motion by Mr. Hammond, seconded by Ms. Osmer, the Board voted to exit Executive Session. Executive Session adjourned at 2:07 pm. No action was taken that required a vote.

8. Other Business
a) Executive Director Update on COVID-19 relief response. Mr. Castile stated that it is his intent to have staff return to the office late June. Before that happens, the office will be deep clean sanitized, masks for staff will be purchased, and other sanitizing supplies are on order. He feels that the nation is opening back up and other County and Municipal offices are opening back up. Mr. Castile also stated the County Council approved GCRA’s FY 2020 Annual Action Plan, FY 2020-2024 Consolidated Plan,
and the amendment to the FY 2019 Annual Action Plan as it relates to the Covid-19 funds. Mr. Castile stated that GCRA will receive additional funds and will be bring to the Board at the next meeting recommendations for spending those funds.

11. **Adjournment.** There being no further business, on a motion by Mr. Doser seconded by Mr. Hammond, the Board meeting adjourned at 2:18 p.m.

__________________________________________
Secretary
MEMORANDUM

TO: GCRA Board Members

FROM: Erin Smith, Administration Committee Vice Chair

RE: Administration Committee Meeting, June 9, 2020

DATE: June 9, 2020

1. Opening and Roll Call. The Administration Committee met on Tuesday, June 9, 2020 at 12:30 p.m. Committee members present were Lawrence Black, Jane Kizer, Walter Moragne, Erin Smith, and K. Todd Yeomans. Lawson Wetli was absent. Staff members present were John Castile, Executive Director; Imma Nwobodu, Program Director; Pamela Proner, Finance Director; Beverly Robertson, Human Resources Manager and Assistant to the Executive Director and Jose Reynoso, Associate Program Coordinator.

2. Introduction of New Board Member Lawrence Black. Ms. Smith stated that Mr. Black is a new GCRA Board Member and has been assigned to the Administration Committee. Mr. Black gave the Committee a brief introduction of himself.

Action Items: The following items which were considered by the Administration Committee must be approved or ratified by the Board.

3. *Approval of COVID-19 Subrecipients for implementation of Emergency Solutions Grants-CV* Ms. Nwobodu stated that on March 27, 2020, the Coronavirus Aid Relief and Economic Security Act (CARES ACT), Public Law 116-136 was enacted and created supplemental Emergency Solutions Grants (ESG-CV) fund for Greenville County for a total amount of $804,966. The purpose of the ESG-CV fund is for the County to prevent, prepare for and respond to the Coronavirus Pandemic (COVID-19) assisting individuals and families who are homeless or receiving homeless assistance and to support additional homeless assistance and homeless prevention activities.

The proposed uses of the ESG-CV fund as identified in the County’s 2020 – 2024 Consolidated plan and the FY 2020 Annual Action Plan are Administration/Planning, Subrecipients HPRP services/activities, Homeless Prevention, Rapid Rehousing and Utility Assistance. The GCRA staff have reviewed the 4 proposals submitted and recommended the approval of the following two subrecipients – United Housing Connections and Greenville County Human Relations.
These two subrecipients are already familiar with ESG program, currently conducting intake and assessments of homeless or at risk of homeless persons for assistance for rapid rehousing and prevention. They are familiar with the use of the Homeless Management Information System (HMIS – HUD required data entry system for homelessness) while the other two agencies were not. UHC is the administrator for the HMIS for Greenville County and will be responsible for data quality. The specific amount recommended for each agency is UHC for $105,186 (HPRP services and HMIS) and GCHRC for $29,800 (HPRP services). They will be ready to proceed immediately without further training.

Mr. Moragne asked that Ms. Nwobodu explain the HMIS system. Ms. Nwobodu stated the HMIS system is used to enter data about the person receiving the service. Mr. Kizer questioned the 10% that was set aside for Administration. She stated that she would like to see as much money go into the community as possible. Mr. Castile stated that is not the intent for the organization to benefit from the funds but the 10% that is set aside for case management in the future if it is necessary. There is always the option of using the funds for direct services.

On a motion by Mr. Moragne, seconded by Ms. Kizer, the Committee unanimously approved the selection of the two Subrecipients – United Housing Connections and Greenville County Human Relations Commission to assist with implementation of ESG-CV funds.

4. *Approval of COVID-19 Subrecipients’ selection for implementation of Community Development Block Grant - CV. The Coronavirus Aid Relief and Economic Security Act (CARES ACT), Public Law 116- 136 was enacted and also created supplemental Community Development Block Grant-CV (CDBG-CV) fund to Greenville County for a total amount of $1,640,656. The purpose of the CDBG-CV funds is to prevent, prepare for and respond to the Coronavirus Pandemic (COVID-19), assisting individuals and families and growing effects and impact of the historic public health crisis.

The proposed uses of the CDBG-CV fund as identified in the County’s 2020 – 2024 Consolidated plan and the FY 2020 Annual Action Plan are Administration/Planning, Subrecipients/Case management services/activities, Housing and Utility Assistance, Food and Nutrition, Medical Testing and Safety, Mortgage Rescue and Small Business Assistance. GCRA staff have reviewed the thirteen proposals from subrecipients and have recommended approval for all the proposals (see attached funding allocation and activities sheets).

The selected subrecipients are already familiar with their respective request and proposed activities. The goal is also to ensure that the proposed activities will be available to clients throughout the County. Plans are made by all selected subrecipients to address public health safety and social distancing while serving the public.

Ms. Nwobodu stated that these subrecipients are located throughout the County and are able to serve individuals from Slater to Fountain Inn.
Ms. Kizer asked was there a list of what each individual subrecipient asked for versus what they received. Ms. Nwobodu stated that each subrecipient received the amount that they asked for. Ms. Kizer was concerned with the fact the staff award $53,285.00 for food to one subrecipient and only $2,000 to Harvest Hope. Ms. Kizer stated that she feels Harvest Hope impacts most of the County but received the least. Ms. Nwobodu stated that they actually asked for less than the $2,000 but staff gave them more. She believes the reason they requested for, so little is because they receive a good amount of donations. Ms. Nwobodu stated that staff had a one on one conversations with them to make sure this was all that they needed.

Mr. Moragne asked about the Administrative and Planning line that was at 18%. He asked what the limit was. Ms. Nwobodu stated that the threshold was 20%. Mr. Moragne also wanted to know if there was some flexibility to move those funds if need be. Ms. Nwobodu said there was.

On a motion by Mr. Kizer, seconded by Ms. Moragne, the Committee unanimously approved the selection of the two Subrecipients – United Housing Connections and Greenville County Human Relations Commission to assist with implementation of CDBG-CV funds.

*****

Please review the following items of business discussed at the Administration Committee meeting. These items will not be discussed in the Board meeting unless there is a question or comment about them.

5. Administration Reports.

a. Subrecipient Report. Ms. Nwobodu presented the subrecipient report which shows the performance of the current subrecipients. She does not see any problems with most of the subrecipients being able to draw by the end of the fiscal year which is at the end of June. Ms. Nwobodu stated that Greer has reached out to staff and said that they will not be holding their summer camps therefore those funds will not be drawn. If they do not use it, the funds will go back into their general funds. There is a possibility of other summer programs not being held plus some senior programs maybe suspended. Ms. Kizer asked whether the summer program and senior programs be penalized next year for not spending their funds. Ms. Nwobodu stated that they would not be penalized. Mr. Black asked about the flexibility of the programs and the reporting. Ms. Nwobodu went through how the allocations of funds to subrecipients worked.

6. Financial Reports. Ms. Proner went through the financial reports. She went through explanations of the reports and what each report represents for the benefit of GCRA’s newest Board member, Mr. Black. There were no questions.

7. Other Business. Ms. Robertson stated that she has been working with a labor and employment attorney to update the employee handbook. She stated that it has been a few years since the handbook has been updated and is in need of updating to reflect the ever-changing workplace. Over the course of the next few months, Ms. Robertson will be
bringing recommendations to the Committee to have the handbook completed by September.

8. **Adjournment.** There being no further business, on a motion by Mr. Doser seconded by Mr. Hammond, the Board meeting adjourned at 1:41 p.m.
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MEMORANDUM

TO: GCRA Board Members

FROM: Grant Cothran, Operations Committee Chairman

RE: Operations Committee Meeting, June 11, 2020

DATE: June 11, 2020

1. Roll Call. The Operations Committee met on Thursday June 11, 2020 at 12:30 p.m. Committee members present were Amy Coleman, Barry Coleman, David Doser, Grant Cothran, James Hammond, and Charlotte Osmer. Staff present were John Castile, Executive Director; Joe Smith, Operations Director; Meg Macauley, Project Coordinator; and Beverly Robertson, Human Resource Manager and Assistant to the Executive Director.

Action Items: The following item which was considered by the Operations Committee must be approved or ratified by the Board.

2. Approval to Enter into a Sales Agreement for 503 E. Fairview Road, Greer Project. Mr. Cothran stated that the first approval item was for the approval to enter into a sales agreement for 503 E. Fairview Road in Greer. He stated that the sales price was $216,389. Mr. Smith stated that this is a piece of property in the Sunnyside neighborhood and was an old trucking terminal on about three acres that was condemned by the City of Greer. Next steps going forward; there is a sales contract that GCRA has a year to perform on. In that time, GCRA would need to determine the density that can be constructed on the property. Staff will need to put out to bid for the demolition of a building that is currently on the property. Staff is working on the environmental clearance to be able to acquire property and demolish the building, in order to have the site ready for new construction.

Mr. Smith stated that contracts were just awarded for four more new construction homes in the Creekside Neighborhood with approximately three to four more lots left to construct on. He is expecting to be out of the Creekside Neighborhood by the end of the calendar year. The project on E. Fairview Road should be able to come online after the completion of Creekside. Mr. Smith anticipates a zoning change in order to move...
forward. He also stated that this was a good opportunity to be able to take some slum and blight out of the neighborhood.

Mr. Castle then gave some background about the neighborhood and stated that the private sector has been selling homes in that neighborhood for $185,000 - $212,000 range. The current residents in the Sunnyside neighborhood were concerned about gentrification. A developer, Christopher Hill, located this property and reached out to a council member about doing some affordable housing on the property. Mr. Hill was put in touch with GCRA by the City of Greer to see if there was the potential to partner with GCRA. At a future meeting, Mr. Castile would like Mr. Hill to speak to the group about how abandoned building credits can be used to buy down the cost of the property associated with affordable housing. This would bring down the cost of buying the property. The next step would be to hire an engineering firm to come up with some site plans to take to Zoning. Habitat for Humanity has done some work in that area as well and might be interested in partnering with GCRA for the project also. This gives GCRA a place to go next in Greer, after Creekside is complete.

Discussion ensued about how large the property is. Mr. Smith stated that the lot is roughly three acres. Mr. Doser asked a question on how this contract was going to work. Mr. Castile responded that the plan is to work with the developer and once each parcel is broken out, GCRA will be buying the individual parcels from the developer at a lower rate using the Historical Tax Credits. Mr. Cothran asked if it is a concern that the property is located over the edge of the line into Spartanburg County. Mr. Smith stated that it does not matter because the property falls within the municipality of Greer.

On a motion by Mr. Doser, seconded by Mr. Hammond, the Committee unanimously approved to enter into Sales Agreement for 503 E. Fairview Road, Greer Project as presented.

3. Approval of Construction Cost & Sales Price Profiles. Mr. Cothran stated that there were two construction cost and sales profiles to be approved. The layout of both homes appears to be the same. The first home is at 15 Marie Street in Brutontown. Mr. Smith explained that there is currently a home on this lot, and it has been kept as a rental for several years, but the house needs significant rehabbing. The decision was made to take the house down and construct a new house for sale for $168,000. The tenants that were in the house were relocated to another GCRA rental home. Mr. Smith stated that the second home is at 6 Looper Street in Judson. This property has been deeded back to GCRA, but due to the condition of the house this too would be a demolition and then a new house would be constructed with a sales price of $160,000. Mr. Hammond inquired if the current pandemic has impacted the construction process at all. Mr. Smith mentioned that the major change is that staff has had to switched to using a new online portal, BidNet. The pandemic has not affected anything on the buyer’s side so far either.

On a motion by Ms. Osmer, seconded by Mr. Hammond, the Committee unanimously approved the Construction Cost and Sales Price Profiles as presented.
Please review the following items of business discussed at the Operations Committee meeting. These items will not be discussed in the Board Meeting unless there is a question or comment about them.

4. Operations Reports

a) Home Sales and Rental Property Reports. Mr. Smith presented the Home for Sale Status Report on page 37 for the month of May 2020. He showed a picture of 27 Earnhardt Street in Brutontown. The construction on this home is complete and is in the punch list stage. This is a two-story home that sits on the corner where Ms. Elliot’s old house sat. Next, Mr. Smith showed pictures of 689, 693, and 698 Ruddy Creek which all three are sold and closed. Up next was a picture of 699 Ruddy Creek which is a four-bedroom home. Mr. Smith anticipates having a contract on this home within the next few days. He then showed pictures of the exterior and interior of 211 Whitney Street in Slater. This house is complete and anticipates a contract on this house soon as well. 233 Whitney Street in Slater will be complete and ready to market soon. 103 Rosemary Lane in Fountain Inn is under contract. Mr. Smith stated that year to date, fourteen homes have been sold. He is anticipating having sixteen possibly seventeen by the end of the year.

Mr. Smith then presented the rental property report. He said that 11 24th Street and 6 Hardin Street in Greer are both complete and ready for occupancy. Both homes had to have significant repairs. Most of the units in Mauldin are occupied. 37 Journey Lane in Mauldin is on hold due to the Certificate of Occupancy cannot be issued until the landscaping of the entire project is complete and Land Development must approve the final site. 102 Telfair Street on Worley Road is under construction. The lot has been cleared and the foundation is in. 102 Heatherly Street in Judson is back out for rebidding. 7 Malone Street in Greenville is in need of significant repair and staff is preparing to bid after environmental clearance is complete. Mr. Smith feels this home is worth saving.

Mr. Smith stated that total past due balance for May was $16,502.35. A large portion of that is from the Active Day Center. The Center had to close due to the COVID and could not pay the rent. There have been a few other tenants affected as well.

b) Operations Activity Report. Mr. Smith presented the Operations Activity Report for the month of May on page 42. Mr. Smith stated that Operations is five away from their Fiscal Year 2019 goal of 20. He anticipates having a few more homes under construction soon. However, the homes will not be completed this year. Mr. Smith has begun counting the units for rent at Journey Lane and he is four away from his goal of 23 for the year. Mr. Smith stated that COVID has impacted the Owner-Occupied Repairs as well as Partner activities.

Staff has still been able to complete their inspections. 324 inspections were complete for the month of May for a total of 4,841 for Fiscal Year 2019 to date.
c) Public Works Report. Mr. Smith presented the Public Works Report on page 44 for the month of May 2020. He showed pictures of the landscaping work being done at Journey Lane. The irrigation system is installed and landscaping complete. Staff is working with Rogers and Callcott to finalize closeout documents with Land Development Department; Raby Construction and CreationWorks are completing punch list items. Final paving being planned for the last week of June, when weather permits. Mr. Smith showed pictures of the installed Miller Place Court signage. Active Day Center Upgrades in Monaghan is expected to begin at the discretion of management. Active Day is scheduled to restart operations in June. Mr. Castile mentioned how COVID has impacted the Active Day Center, the only commercial leased property within GCRA. He stated that GCRA will need to evaluate whether or not they want to be in the commercial leasing business. A memorandum of understanding between GCRA and Parker Sewer and Fire District is in place. The project is a partnership among GCRA, Parker Sewer, and the Greenville Legislative Delegation Transportation Committee (GLDTC). Sewer improvements are underway and should be completed in May. Stormwater, curbing, and paving should complete in August. Mr. Smith showed pictures of the Kids Planet Playground at Century Park – ADA Walkways & Parking Area in Greer. He stated that the staff at the City of Greer are pleased with the work so far and he expects to be done by the end of June. There has been preconstruction work done at the Fountain Inn Activities Center Bathroom & Office ADA Improvements. The contract with Marsh-Bell was executed May 12th and work should be completed quickly while the center is unoccupied. GCRA has agreed to upgrade the fire alarm system panel to bring it up to code. Mr. Smith is still looking at a Fall 2020 completion date. The project at the Senior & Activity Center Kitchen Improvements in Simpsonville is on hold till next year. They did not receive the PIP grant but will reapply for it again next fiscal year.

5. Updates. Mr. Smith stated that staff would be bringing a profile next month for 1306 W Bramlett Rd in City View. This would be the first home that GCRA has done in City View. The lot size will determine what size unit can go into that property, possibly a 2 bedroom 1- or 2-bathroom house. Initially the house will be for sale. If after 90 days there is no interest, it will be placed in the rental portfolio.

Mr. Castile gave an update on the Poe Mill site and the skate park that was on the property. He stated that there was an article in the news about the proposed project on the Poe Mill site. GCRA has had some response from the skaters that have used the site. As of now the site has been closed due to the COVID. There are some meetings with the neighborhood that needs to happen next.

Mr. Castile stated that he would have an approval item for the Piedmont Shirt Factory at the June Board meeting.

6. Adjournment. There being no further business, the Committee adjourned at 1:46 p.m.
HUD Announces $2.96 Billion in ESG-CV Awards

Today, HUD announced the second allocation of ESG-CV funds totaling $2.96 Billion. Read the official press release. In accordance with the Coronavirus Aid, Relief, and Economic Security (CARES) Act, Public Law 116-136, HUD developed a new formula for these awards, accounting for variables that quantify the population currently experiencing and at risk of homelessness, including:

- Total Homeless Population
- Unsheltered Homeless Population
- Total Very Low Income (VLI) Renters
- VLI Renters that are Overcrowded or without a Kitchen or Plumbing

Additional information about HUD’s formula methodology for this second allocation is available on HUD.gov. The first allocation of $1 billion was based on HUD’s FY 2020 formula allocation.

View all ESG-CV awards on HUD.gov.

Award Letters

HUD will immediately begin distributing award letters notifying Emergency Solutions Grants (ESG) Program recipients of their second allocation of ESG funds as authorized by the CARES Act. These special ESG-CV funds are to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19) among individuals and families who are homeless or receiving homeless assistance. The funds will also support additional homeless assistance and homelessness prevention activities to mitigate the impacts of COVID-19.

Eligible Recipients and Subrecipients

Eligible ESG recipients generally consist of states, metropolitan cities, urban counties, and territories, as defined in 24 CFR 576.2. ESG subrecipients may include units of general purpose local government or private nonprofit organizations. Local governments (whether recipients or subrecipients) may also subgrant ESG funds to public housing agencies and local redevelopment authorities. Eligible subrecipients are encouraged to contact their local government for information about applying for ESG-CV funding.

View a sample ESG-CV award letter.

Visit the SNAPS Disease Risks and Homelessness page for a full list of COVID-19 infectious disease prevention and response resources and information.
A historic cotton mill in Greer could be the first development in South Carolina that benefits from the new Opportunity Zones program

- July 25, 2018

It’s not often that opportunity comes knocking to the tune of trillions of dollars.

But thanks to the Investing in Opportunity Act, co-sponsored by Sen. Tim Scott, R-S.C., as part of the Tax Cuts and Jobs Act passed in December 2017, the trillions of dollars U.S. investors currently hold in unrealized capital gains in stocks and mutual funds alone could be funneled straight back into the country’s left-behind locales.

Like, for instance, into downtown Greer, where the 286,000-square-foot historic former cotton mill built in 1908 sitting on 8.37 acres at 300 Connecticut Ave. recently sold for $1.4 million. The new owners, the Walker and Black families, who also own the Southern Bleachery property at Taylors Mill, say the two factors that convinced them to purchase with the intent to redevelop were, first, the prospect of being a partner in the redevelopment and revitalization of downtown Greer, and second, the prospect of making Greer Mill the first revitalization effort development in the state that is a direct result of this legislation.

How the Investing in Opportunity Act works is only slightly more complicated than it sounds, and not nearly as regulated yet as it will be once the Department of the Treasury hands down guidelines in August to give a roadmap for use.

Essentially, a provision in the new tax law allows for the creation of Opportunity Funds, private-sector investment vehicles that invest at least 90 percent of their capital in Opportunity Zones, which are low-income urban and rural communities identified in each state and territory. The benefit of assuming that risk is that taxes on those gains will be deferred, and the percentage of taxable gains on the investment is dependent on the length it is held. After 10 years, the initial investment, less a tiered percentage, will be taxed, but the gains during that time period will not.

These Opportunity Funds can be used for real estate or business investment.
The reason the Investing in Opportunity Act is just now hitting the national radar is that all of the Opportunity Zones were only recently finalized after state governors submitted their list in the spring for approval on the national level.

“I feel truly blessed to be in a position to help get initiatives like my Investing in Opportunity Act passed into law,” Scott said. “In Greenville County alone, there are nine Opportunity Zones, and more than 130 neighborhoods across our state that stand on the brink of benefiting from this innovative initiative. It is incredibly uplifting to think about the thousands of people that stand to gain from being able to more easily access opportunity right in their own neighborhoods.”

The majority of Greenville County’s Opportunity Zones, four of which are in the city, fall in gateway areas where redevelopment and job creation have been under regular discussion, such as along the Poinsett Highway corridor, the Village of West Greenville, Nicholtown, West Washington Street, and between White Horse Road and Interstate 85, while two other areas far outside the city itself have been identified in Travelers Rest and Greer.

In numerical terms, the total population in Greenville County’s Opportunity Zones is 26,480 with 17-44 percent, depending on which zone, of those individuals currently living in poverty. Tens of thousands more in adjacent communities, many of whom also are considered low-income, stand to benefit from the potential redevelopment and job creation in these areas the funds could initiate.

CPA’s Cory Ouellette at Elliott Davis (Read Ouellette’s take here) and Mark Cooter at Cherry Bekaert say they’ve been in discussion with clients either looking to create Opportunity Funds or looking to invest in one already seeking investors, with the potential for announcements of local development plans in August.

The City of Greenville Economic Development department, who recommended the four city Opportunity Zones chosen by the S.C. Department of Commerce, is also looking at harnessing the private sector to create a fund for development in those zones.

Kevin Howard, project manager with Economic Development, says an internal group to spearhead the effort was convened a couple weeks ago with members, in addition to himself, Ginny Stroud (community development administrator), Mike Panasko (business development manager), Michael Williamson (project manager, economic and community development), and Gary Shepard, (director of Greenlink Public Transportation).

But since there’s still a lot unknown as to how this new initiative will work practically, they haven’t made any major decisions.

“I really don’t think anyone’s got a good grasp on what the end product looks like,” Howard says. “We’re just unfortunately on a wait-and-see approach here and don’t want to get too far ahead of ourselves.”

Especially since new guidelines are forthcoming, those who’ve already moved forward with the Opportunity Funds in the required 180 days since realizing gains have been making what Cooter calls “vanilla deals,” because the terms of those deals could change.

Ouellette says he’s interested to see if states will follow suit with additional incentives.
Lawrence Black, one of the members of the families who purchased Greer Mill and plans to redevelop it into a mixed-use development with 50,000 square feet commercial space to be used for restaurant, retail and offices, and more than 100 apartments, sees this financial opportunity as more of a mission than a potential financial windfall.

“Preserving and updating historic properties is not cheap,” he says. “It is a labor of love and can cost 40 percent more than just demolishing it and going with new construction. But that’s not what I’m interested in. These buildings have meaning. They anchor our past and inspire our present. That’s why they attract artists. Tax credits make preservation possible. There are easier ways to make money as a developer.”

The Nine Greenville Opportunity Zones

White Horse Road Extension/Augusta Road/Fork Shoals Road/Antioch Church Road

Total population: 1,298
Median household income: 29,236
Households in poverty: 37%
Total jobs: 6,230
Total businesses: 188

Between White Horse Road Extension and I-85

Total population: 3,663
Median household income: 32,543
Households in poverty: 26%
Total jobs: 970
Total businesses: 92

Nicholtown

Total population: 3,737
Median household income: 24,199
Households in poverty: 37%
Total jobs: 2,758
Total businesses: 268

Pendleton/Vardry/Augusta/Guess streets

Total population: 1,413
Median household income: 20,431
Households in poverty: 30%
Total jobs: 2,904
Total businesses: 123

Queen/Pendleton/West Washington/Augusta streets
Total population: 2,288
Median household income: 19,383
Households in poverty: 33%
Total jobs: 2,996
Total businesses: 235

**Between Poinsett Highway and Old Buncombe Road**

Total population: 2,085
Median household income: 20,098
Households in poverty: 44%
Total jobs: 1,903
Total businesses: 151

**Village of West Greenville**

Total population: 1,344
Median household income: 14,539
Households in poverty: 42%
Total jobs: 297
Total businesses: 34

**Travelers Rest**

Total population: 7,040
Median household income: 46,286
Households in poverty: 17%
Total jobs: 2,786
Total businesses: 269

**Greer**

Total population: 3,612
Median household income: 23,946
Households in poverty: 32%
Total jobs: 3,033
Total businesses: 268
Affordable apartments planned for old Poe Mill

It’s been about 17 years since the Poe Mill structure caught fire and burnt down, leaving uncertainty and ashes in its place.

Following the fire, the Greenville County Redevelopment Authority assumed control of the site to do environmental cleanup, working alongside the Department of Health and Environmental Control to assure all harmful materials were removed. Once the first phase of cleanup was completed, GCRA had to figure out what to do with the place.

“The developer has publicly stated that he wants to be a good neighbor and hear what the community thinks. Now is the time to share, talk about it and see what then next steps will be.”
- John Castile, head of the GCRA

Today, the site is primarily used as a home-grown skate park, but the plans Contour presented for what the company is calling “The Village at Poe Mill” would add six buildings, each six stories tall, accommodating 428 apartments.

Half of those apartments would be used solely for affordable housing, according to the plan.

John Castile, head of the GCRA, said the property has not changed hands yet, though.

“At this point it’s just a plan they submitted that has a number of things that they believe would be assets to the community,” Castile said. “We’re in the phase now of reaching out to the public to see their reaction to the plan, taking their input and trying to move this concept forward.”

The plan calls for the historic smokestacks to remain as a key feature of the village, with a social center and restaurant built in between. Across the campus that makes up the planned development site, green spaces and sidewalks would be constructed, in addition to water fountains, community gathering areas and roadways.

“The developer has publicly stated that he wants to be a good neighbor and hear what the community thinks,” Castile said. “Now is the time to share, talk about it and see what then next steps will be.”
Skate Park in Poe Mill

Approximately ten years ago, the historic Poe Mill was severely damaged by fire and had to be demolished. The Greenville County Redevelopment Authority (GCRA) was asked to purchase the property and reposition it for redevelopment. The property required extensive environmental cleanup. GCRA has completed phase one of the environmental cleanup but more cleanup is required. Since that time, GCRA was approached by a group of skaters/skateboarders and they requested to be allowed to skate on a concrete slab located on the property. As a gesture of good will, GCRA allowed the use of the property with no formal agreement. Over the past ten years, the public has been allowed to use the site which is not constructed to industry skate park standards nor is regulated or supervised.

Earlier this year, the Governor of South Carolina issued an Emergency Declaration which mandated the closure of most private businesses and public spaces in the State of South Carolina due to the worldwide spread of COVID-19. GCRA responded to the Governor’s Declaration by installing a fence prohibiting the public from gathering at the Poe Mill site. During that time, a Developer expressed interest in purchasing the site to be redeveloped as a mixed-use development to include apartments, passive park space, and neighborhood commercial retail space. Negotiations are ongoing between GCRA and the Developer.

The Poe Mill site remains closed to the public. Since this is not an official public park and GCRA does not have the funding nor expertise required to regulate, supervise, and maintain this as a public skate park to insure the safety and well-being of the general public, GCRA as the property owner can no longer assume the liability associated with allowing the public to enter this space.
Lawrence Black can tell you the best place to sit to watch the sun set over the historic Piedmont Print Works Mill, now known as Taylors Mill.

“You can sit here,” he says, his back to the west, pointing east to the former boiler room building, “and watch the sun set up the smokestack. And so it goes all the way to the top and it gets right to the top and just the edge, the rim of the smokestack, is lit up by the sun, and then it pops. That’s a nightly occurrence.”

It took him almost a year of working on site at the mill to find that perfect spot.

“One of the main reasons I fell in love with this place is that I just seem to discover something different all the time,” Black says.

For Black and his wife, Ashleigh, falling in love with the 900,000-square-foot mill founded in 1924 and the 9 acres at the front of the property at 250 Mill St. meant getting involved a few years ago in the redevelopment that Kenneth Walker began when he purchased the western part of the property in 2006. The mill had sat vacant since it closed in 1965, devastating the surrounding community.

Ashleigh and Lawrence Black | photo by Will Crooks

Walker bought the adjoining eastern part in 2008, and in summer 2015, he sold that portion to Caleb Lewis and Greg Cotton. Walker retained ownership of the western portion of the property.

Most of the redevelopment to this point has taken place in that eastern section, where 13 Stripes Brewery opened in 2017 and where dozens of artists have studios. But that’s about to change.

The Blacks, who already operate the Southern Bleachery event venue inside Taylors Mill, have now, in partnership with Walker and with the help of former Texas tiny home developer Kevin Duckworth, undertaken an enormous redevelopment project with an aggressive timeline for the western-most 9 acres of the property that has the ability to be a catalyst for change not just in the struggling former mill community but the entire greater Greenville area as well.

In the most basic of terms, the project, which will be named the Southern Bleachery, reviving the original name of the property, calls for four historic buildings totaling roughly 49,300 to be renovated into event venues and restaurant spaces; the clearing of 2-and-a-half miles of trails that
intersect on the property that will tie into the proposed Enoree River Trail; the construction of a handful of live/work/play cottages along Mill Street; a full-scale relandscaping on the rolling hills between the sites into wide, open areas for families to congregate; a stage for concerts or events such as Shakespeare in the Park; repurposing of two concrete basin ponds; and creation of multiple parking areas.

“Most importantly, we are creating a place for gathering, a place for community, and a place for discovery,” says Ashleigh Black, who will manage all of the event spaces. “Part of that is reviving the rich history of the Southern Bleachery and Piedmont Print Works Mill and the other is repurposing several historical buildings as event venues to create an authentic place where you can see something different each time you come. Whether you are attending a concert with friends, meeting for a first date at a coffee shop, or watching the sunset against the old smokestack. And we want to be the place where they come back for anniversaries and where they host heir baby showers and children’s birthday parties. It’s a place to honor and create memories.”

How they got here

Until a few years ago, the Blacks lived in Washington, D.C. Ashleigh Black worked in international development and public policy for the last 20 years with nonprofits, the United Nations, and the U.S. government.

To say her resume is impressive is an understatement: She opened the Washington office for the Chicago Council on Global Affairs and ran their Global Agricultural Development program in Washington; she was the associate director at the GW Center for Global Health and taught classes in their masters in public health program; and she worked for the United Nations World Food Program at their headquarters in Rome, which is the largest humanitarian organization in the world, working on providing relief efforts to families during times of natural disaster, wars, and civil conflict.

To sum up, she’s happily overqualified for her new role as director of several event venues.

“Feeding millions of refugees in remote parts of the world after a natural disaster or figuring out ways to boost agricultural productivity so people have enough food to eat puts everything else in perspective,” she says. “It makes operating multiple event venues, appeasing the occasional bridezilla, or catering a three-day corporate retreat a breeze.”

Lawrence Black was involved in tech startups and even served as a police officer in Washington post-9/11.

Ashleigh’s mother is from Sumter, S.C., and has many extended family members in the Greenville area.

“We spent most holidays and summers here, so Greenville has been a second home as long as I can remember,” Ashleigh says.

The Blacks were visiting Greenville for Christmas after their cousin Patrick McInerney had opened Due South coffee shop, which has since moved to Hampton Station, and he showed them around the mill.
“We fell in love with the place and the potential,” she says.

The wheels began to turn. The Blacks had been looking for a change of pace, a project, for when they got burnt out with their current lifestyle.

“After we went home, we would talk about what we would do at the mill when we would get burned out at work or have a date night,” Ashleigh says. “With a growing family, we quickly started to think of it as a way to spend more time with our kids, transition out of D.C.’s long hours, and build something long-lasting. We were wrong about the hours.”

Lawrence began talking to Walker about buying the entire property.

“I was just mesmerized,” Lawrence says.

But the vastness of the mill building was intimidating.

“I couldn’t get my head around 900,000 square feet,” he says.

Instead, the Blacks, who now have three young sons, eventually moved to Taylors and chose to open the 8,800-square-foot Southern Bleachery event venue a year and a half ago inside the first floor of Taylors Mill. It will continue to operate as The Venue by Southern Bleachery in conjunction with the new redevelopment.

“I’d been planning, executing, and facilitating everything from intimate policy dinners with members of Congress to large-scale policy forums with international practitioners, so the shift to the venue was an easy one,” Ashleigh says. “Being able to host weddings and play a small part in such an important day for clients came as a bonus. Each one reveals something unique to that couple and illuminates what binds us as couples, families, and communities. It has been more than rewarding.”

But they weren’t done yet.

Where they’re going

Lawrence continued talking with Walker about the untouched western-most 9 acres. Two of the four historic buildings on site had been used as artist studios, but the others were in disrepair. The rolling grassy, wooded areas where the former mill workers and their families would have congregated had become a dumping ground for large automobiles and other non-biodegradable junk.

But in order to do something about it, Lawrence needed more education. He enrolled in the Clemson Master of Real Estate Development program and is using the knowledge he’s gaining to inform what he has planned for the property.

“What I like about this part of the property is that it’s manageable,” Lawrence says. “You have individual projects. You can have a flow to it. The vastness of the main part of the mill is overwhelming.”
He has also enlisted the services of Michael Spangenberg, principal of Framework Architecture, and a partner with The Sherbert Group based in Charlotte, N.C., which provides investment, accounting, architectural, tax, consulting, development, and management services to the real estate tax credit industry.

Spangenberg specializes in adaptive-reuse architecture and planning, and historic preservation and rehabilitation and has assisted the Blacks in taking full advantage of the historic mill revitalization act tax credits. He has worked on such rehabilitation projects as Drayton Mills in Spartanburg, The American Tobacco Campus in Durham, N.C., and Revolution Mill in Greensboro, N.C.

Phase One of the project, which is scheduled to be completed later this summer, will include demolition of a non-historic house currently serving as the Southern Bleachery office, creation of parking areas, the complete overhaul of a 25,000-square-foot warehouse that will be turned into a marketplace to be used for trade shows and makers events, the creation of an exterior courtyard, and the landscaping of the whole property, which includes a stage and concession truck currently being outfitted for an operator to serve snacks outdoors. The pedestrian trails, which are well underway, will also be completed as part of this phase.

A coffee shop concept by local barista Alex Medina will move into a second building on the property that currently sits at 8,800 square feet, part of which was used as an art studio and is fully ADA compliant.

“There’s not civilization without coffee,” Lawrence says.

The additional space in that building, which housed the former boiler room and has the potential for the construction of two additional floors that would expand the square footage to 26,000, will be listed as build-to-suit and marketed toward a long-term tenant that would fit in with a venue destination.

Lawrence says the marketplace was designed specifically with Indie Craft Parade in mind, and so the popular annual Makers Collective festival, which has outgrown its previous location at the Huguenot Mill, will move to the new marketplace for this year’s festival, Sept. 14-16.

Future Marketplace at Southern Bleachery | rendering by Clemson graduate student Seth Lauderdale

“We’re creating a space that will allow people to come and families and have spaces that are spread out and make it a full day,” Lawrence says.

The renovation of the building will cost about $800,000, not including a 2,400-square-foot commercial kitchen that will cost in the $250,000 range.

The marketplace will feature 100 trade show-rated stalls, all of which will have their own outlets, USB connections, and “very robust Wi-Fi,” Lawrence says.
It will have an occupancy of 1,000 people and should be able to turn 30,000 occupants per weekend.

“That's what we're shooting for,” Kevin Duckworth says.

Bacon Bros. Public House chef Anthony Gray and COO Jason Callaway are consulting on the project and designing the kitchen to be a top-of-the-line show kitchen that could be featured in trade publications. The kitchen will be available for full catering operations for all of the venues. Up to this point, all catering for the current Southern Bleachery venue has been brought in, rather than prepared on site.

“Us as businessmen are looking at it like, ‘Wow, you're leaving tons of money on the table,’ and we thought that it could be done within that space for them to do better for themselves,” Gray says.

Gray says that having successfully opened Bacon Bros. with a similarly small space for a kitchen, they have the experience to be able to design the Southern Bleachery kitchen very efficiently.

He says in the future, he'd love to host guest chef dinners using the new kitchen and the available event space.

“The possibilities are limitless,” Gray says, adding that this consulting project will not take their focus away from continuing to operate Bacon Bros.

Phase Two includes the renovation of the 10,000-square-foot building that will have the Southern Bleachery signage painted on the roof and potentially house a barbecue vendor with a walk-up window.

“We're looking to create an unlimited number of front porch areas, place[s] you can sit with different views,” Lawrence says.

At the same time, the 4,400-square-foot filtration plant at the southwestern edge of the property that used to be sculptor Doug Young's studio will be completed along with the repurposing of two concrete basin ponds measuring 180 feet by 200 feet and 180 feet by 160 feet. One could remain a pond with an overlooking dock, and the other, which sprung a leak, could be drained and turned into an amphitheater.

Lawrence calls the filtration plant, with its location at the top of the hill, the "crown jewel" of the entire mill. He says the projected timeframe for Phase Two is to begin immediately after the completion of Phase One. The construction of five live/work/play cottages along Mill Street will be one of the last stages of the project.

“I think the greatest narrative about this place is that we're taking a place that 200 people had their livelihoods here, and one day, they're all gone,” Lawrence says. “One person decides that it's cheaper to make something somewhere else, and the community dries up. The neighborhood is still recovering. But then that same space could be reused, repopulated by entrepreneurs, small businesses, family businesses, artists, people that for them one person doesn’t hold their destiny in their hands. That's the 21st-century narrative. That's really hopeful. We really do have a maker community and entrepreneurial community that sees beauty in places like this.”