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 listed 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.

[Signature]
Secretary