



# GCRA

Greenville County Redevelopment Authority

**MINUTES  
GREENVILLE COUNTY REDEVELOPMENT AUTHORITY  
REGULAR SESSION  
TUESDAY, JUNE 28, 2022**

**BOARD MEMBERS PRESENT:** Walter Moragne, Chairman  
Charlotte Osmer, Vice-Chair  
Jane Kiser, Treasure  
Lawrence Black (virtually)  
Amy Coleman (virtually)  
Barry Coleman  
David Doser  
James Hammond  
Allen White  
Lawson Wetli  
Todd K. Yeomans

**BOARD MEMBERS ABSENT:** Melody Harris

**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  
Kimberly Bristol, Associate Administrative Assistant

**GUEST PRESENT:** Maya Bharatiya, Intern with Legal Services  
Bryan Brown, President and CEO of the Greenville Housing Fund

1. **Opening and Roll Call.** The meeting was called to order by the Chairman at 12:30 p.m.
2. **Invocation.**
3. **Approval of the May 24, 2022 Board Minutes.**

On a motion by Ms. Osmer, seconded by Ms. Wetli, the Board unanimously approved the minutes of the May 24, 2022 Board meeting as presented.



#### 4. Administration Committee Reports.

- a) **\*Approval to Authorize the Executive Director to Enter into a Memorandum of Understanding with the Greenville Housing Fund to purchase Harmony Ridge Apartment Complex.** Mr. Yeomans present this approval item. Mr. Castile stated that there was \$10 million dollars in funds set aside in Greenville County's budget that were from the American Rescue Fund. It was agreed upon that GCRA, and the Greenville Housing fund would work together to appropriate those dollars. GCRA has received \$5 million of those dollars a few weeks ago.

Mr. Castile stated that one project that Greenville County and the Greenville Housing Fund is interested in is an apartment complex in Travelers Rest known as Harmony Ridge. Mr. Castile went on to say that in those funds received from the County, there is interest in doing Preservation. The Greenville Housing Fund does Preservation different than GCRA does. Mr. Castile introduced Bryan Brown who is the President and CEO of the Greenville Housing Fund. The Greenville Housing Fund has a project that has been endorsed by the County

Mr. Brown stated that the project is Harmony Ridge at 49 Brookside Drive in Travelers Rest. It is a 40 unit, two-story apartment complex built in 2001 targeted for older persons. Seventy-eight percent of the units are targeted to older persons whose income is 50% or less of the median gross income and twenty-two percent are targeted to older persons whose income is 60% or less of the median gross income. Mr. Brown went on to say that it is his experience that not all affordable housing is well maintained and unfortunately this property falls into that category. He went on to say that the Greenville Housing Fund has the capability and resources to make some improvements. The intent is to keep these residents well housing as well as the ability to keep their rent at or below 60% area median income rent. The rent will be between \$703 for a one bedroom and \$842 for a two bedroom. The Greenville Housing Authority will keep the units affordable as long as they own them. The qualified contract price is \$3,056,457.00. The Greenville Housing Fund would take a million of the \$5 million and buy in and raise money for the balance.

On a motion by Mr. Doser, the Board unanimously approved the Executive Director to enter into a Memorandum of Understanding with the Greenville Housing Fund to purchase Harmony Ridge Apartment Complex as presented.

#### 5. Operations Committee Reports.

- a) **\*Approval of Donation of Property to Habitat for Humanity.** Mr. Coleman stated that the Operations Committee had two approval items and he would like to turn it over to Mr. Smith to better explain these items. The first item for approval is the donation of property to Habitat for Humanity. Mr. Smith stated staff is recommending the donation of four lots in the Creekside neighborhood in the City of Greer to Habitat for Humanity due to soil conditions being prohibitive to construction. These lots are 636, 640, 644, and 648 Ruddy Creek Circle. Habitat's

business model will better afford the ability to construct on the lots and still allow GCRA to claim IDIS credit for construction. GCRA plans to award \$10,000 per lot in Community Housing Development Organization (CHDO) funds to Habitat toward the construction.

On a motion by Ms. Osmer, the Board unanimously approved the donation of Property to Habitat for Humanity Lots 636, 640, 644, and 648 Ruddy Creek Circle, Greer as presented.

- b) **\*Approval of Proposed Operations Goals for Fiscal Year 2022.** Mr. Smith went over the proposed operations goals for Fiscal Year 2022. He stated that between Rehab, New Construction Rental and Home Ownership, GCRA goals is 39 projects with a budget of \$2,400,000. Partner projects goal is 41 units with a total of \$437,000. Together the grand total goals are 80 projects with a budget of \$2,837,000.

On a motion by Mr. Doser the Board unanimously approved the Proposed Operations Goals for Fiscal Year 2022 as presented.

6. **Other Business.**

- a) **Board Retreat.** Mr. Moragne confirmed with Ms. Robertson that the Board Retreat will be held on Monday, September 12<sup>th</sup> at the Kroc Center. The retreat will begin at 8:30 with breakfast and end around 2:00 PM. Lunch will be served as well.
- b) **Olii Place Event.** Ms. Nwobodu reminded all the Board members that the Grand Opening for Olii Place, Mercy Housing Southeast's newest community in Mauldin, South Carolina. Ms. Osmer will be speaking for GCRA at the event.

7. **Adjournment.** There being no further business, and on a motion by Ms. Osmer, seconded by Mr. White, the meeting was adjourned at 1:25 p.m.

  
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Board Secretary