



# GCRA

Greenville County Redevelopment Authority

**MINUTES  
GREENVILLE COUNTY REDEVELOPMENT AUTHORITY  
REGULAR SESSION  
TUESDAY, JULY 26, 2022**

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

**BOARD MEMBERS ABSENT:** Lawrence Black

**STAFF MEMBERS PRESENT:** John Castile, Executive Director  
Imma Nwobodu, Program Director  
Joe Smith, Operations Director  
Jill Rude, Staff Accountant  
Beverly Robertson, Executive Assistant/HR Manager  
Kimberly Bristol, Associate Administrative Assistant

1. **Opening and Roll Call.** The meeting was called to order by the Chairman at 12:30 p.m.
2. **Invocation.**
3. **Administration Committee Reports.**
  - a) Mr. Yeomans stated that there was not an Administration Committee meeting for July and no approval items.
4. **Operations Committee Reports.**
  - a) **Approval of Public Works Profile for Phase II of Fairview Townhomes Site.** Mr. Smith stated the original bid for the demolition, clearing, and grading, and associated site work prep with utilities for the construction of the Fairview Townhome units was \$1,857,000.00. It was then decided that the job would be split into two phases due to budget constraints. The Board at the April meeting approved a contract with THG Construction in the amount of \$1,192,086 to complete the first phase of the site. Due to availability of additional funding from Greenville County, staff is now



proposing to proceed with Phase II of the project. An updated quote was obtained from THG Construction, Inc. and Phase II can be completed at \$398,000. There will be approximately \$266,000 in savings because no re-mobilization will be necessary, and due to the fact that when the project was originally bid, fuel prices were extremely volatile and uncertain. Mr. Smith stated that staff is recommending to complete Phase II. He is anticipating completion by early fall possibly around October. Mr. Smith stated that staff is anticipating going to bid in December for the verticals, and staff are anticipating having the bids back by January or February. In total, Mr. Smith said that there would be a total of 33 units.

On a motion by Ms. Osmer, the Board unanimously approved the Public Works Profile for Phase II of Fairview Townhomes Site as presented.

## 5. Other Business.

- a) Mrs. Robertson reminded the Board members whose term will be up at the end of the year that they have till July 31<sup>st</sup> to get their application in. Mr. Moragne reminded the Board members about the security training to be completed that was sent out by Ms. Macauley. Mr. Moragne stated that the Board Retreat is less than 2 months away, and that much of the discussion will center around Affordable Housing. He also advised members to share any ideas they may have.

Mr. Castile thanked Mrs. Osmer for representing GCRA at the Mercy Housing event. He discussed the inside of the units and how anyone would be proud to live in one of those units. Individuals that attended the grand opening spoke on all the amenities that the complex had to offer and Ms. Osmer stated that she was encouraged by the relationship between the tenants and the property manager. Mrs. Nwobodu informed the members of the price range on the units. Mr. Moragne inquired on how much funds did GCRA have invested? Mrs. Nwobodu stated that GCRA invested \$300,000.00 in the project. \$200,000 came from the Affordable Housing Fund and \$100,000 was HOME with 10% of the amount (\$30,000) being a grant. Mr. Smith stated that it will be paid back with an amortized schedule for 20 years and it will return as Program Income. All 46 units are occupied.

6. **Executive Director's Update.** Mr. Castile thanked the members for approving the Fairview Project. He stated that staff is now working on the price points, and that staff may need to reach out to the City of Greer to keep prices points low and offer more subsidy. He also stated that GCRA will try that same model in the Sans Souci area with 23 units proposed, and to try to keep the price points down. Mr. Castile stated that staff is working on the final touches on the Active Day lease. He is working on the issue of the unpaved driveway that Active Day uses to park. Currently this property is owned by GRC. Mr. White asked what kind of ideas will be discussed at the retreat. Mr. Castile stated that the conversation will be centered around affordable housing., He is looking forward from hearing from the Board as to how the

organization should move forward with new ideas and direction, and how to invest to make GCRA more sustainable.

7. **Adjournment.** There being no further business, and on a motion by Ms. Osmer, seconded by Mr. Hammond, the meeting was adjourned at 1:37 pm.



Board Secretary