



# GCRA

Greenville County Redevelopment Authority

**MINUTES  
GREENVILLE COUNTY REDEVELOPMENT AUTHORITY  
REGULAR SESSION  
TUESDAY, SEPTEMBER 27, 2022**

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

**BOARD MEMBERS ABSENT:** Melody Harris

**STAFF MEMBERS PRESENT:** 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. **Approval of the August 23, 2022, Board Minutes.**

On a motion by Mrs. Coleman, seconded by Mr. Doser, the Board unanimously approved the minutes of the August 23, 2022, Board meeting as presented.

4. **Approval of the Fiscal Year 2022 Audit Report.** The audit was completed by Martin Smith and Company. The auditors could not be here in person therefore Ms. Kizer will be presenting the audit report for Fiscal Year 2022. She stated in their report for the 2022 audit expresses an unqualified opinion on the fair presentation of the financial statements in all material respects, in conformity with generally accepted accounting principles in the United States. This means that the auditors in their best judgment found that GCRA's financial statements are fairly and appropriately presented. Ms. Kizer did state that there was one finding in that the audit was not filed electronically within the 30 day period. She



stated that there was a lengthy discussion on that and that Ms. Proner is going to take corrective action. Ms. Proner stated that this referenced last fiscal year's audit. From the time the Board approves the item, the audit must be filed electronically within 30 days. She stated that when the next RFP goes out for auditor selection, part of the requirements will be that the auditor is responsible for filing it electronically because they have the last say. She has also set several calendar reminders to send the audit out electronically. Ms. Proner stressed that this does not cause any adverse effects on GCRA. Ms. Kizer thanked the rest of the audit committee that consisted of Ms. Coleman and Mr. Hammond as well as the GCRA finance director and department. She also wanted to thank the rest of the staff because the auditors were also auditing procedures and other departments as well.

On a motion by Mr. Doser, seconded by Mr. Yeomans, the Board unanimously approved the Fiscal Year 2022 Audit Report.

5. **Administration Committee Reports.** Mr. Yeomans stated since he was absent at the Committee meeting, he is requested that Mrs. Nwobodu would be presenting.

a) **Approval to Increase the Funding for United Housing Connections Church Street Place Housing Project.** Ms. Nwobodu stated that at the March 2021 Board meeting the Board approved a total of \$280,000 as gap financing for this project as a part of the 2021 HOME and AHF approved projects. She went on to say that United Housing Connection, is requesting additional financial support in the amount of \$225,000 from GCRA to support their Church Street Place project in addition to the \$280,000 that they already had been approved for. This additional amount if approved would bring the total GCRA commitment for this project to \$505,000. The request is based on the impact of the rising cost of construction in Greenville County. The financial support will be consistent with the previously approved term in the form of ten (10%) percent grant and ninety (90%) loan to be used to address the shortfall needed for the project to move forward. This project proposed target population is very low- and low-income individuals. Sixteen of the units will be for 30% and below AMI and twenty of the units will target 31% to 50% AMI. This project is unique and will serve a population that is underserved and is in need of more affordable housing options.

On a motion by Ms. Osmer, the Board unanimously Approved to increase the Funding for United Housing Connections Church Place Housing Project as presented.

b) **Key Financial Performance Indicators.** Ms. Proner stated that this report is for the month of July and there are no year-to-date comparison information because the new fiscal year has just started. She stated that in looking back at July she is on the mark with what the auditors reported. Ms. Proner stated that for the Fiscal Year 2022 there was a net increase of six million dollars which including the five million of the County ARPA funds, an increase in home sales, sale of the Piedmont Shirt Factory, and other COVID funds. Ms. Proner stated that there were two homes sales for the month of July and one property in Greer that was completed and transferred to the rental portfolio. She also stated that GCRA has received what she understood as the last \$25,000 from Greenville County. Mr. Moragne asked if there were any questions. There were none.

6. **Operations Committee Reports.** Mr. Coleman stated there were no approval items for the month of September.
7. **Other Business.** Mr. Moragne thanked Mr. Castile and his staff for the Board Retreat. He also thanked the Board members for being a part of it. They discussed the Board Retreat Action Items. He opened it up for any comments. Mr. Moragne asked Mr. Doser to share his suggestions he came up with to the Board on moving the program forward. Mrs. Nwobodu stated there will be a tree planting event on October 15<sup>th</sup> starting at 8am to 1pm in the Creekside neighborhood.
8. **Executive Session.** On a motion by Mr. Yeomans, seconded by Ms. Osmer, the Board voted unanimously to enter Executive Session at 1:23 pm to discuss the Executive Director's yearly evaluation.

On a motion by Ms. Kizer, seconded by Ms. Osmer, the Board voted to exit Executive Session.

The Board unanimously approved a three and half percent salary increase for the Executive Director.

9. **Adjournment.** There being no further business, on a motion



Board Secretary