

“Try not to become a man of success, but rather try to become a man of value.”

- Albert Einstein



GCRA Committee Meetings
Administration: February 13, 2024
Operations: February 15, 2024

February

2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8 Fountain Inn Municipal Meeting @ 5:45 PM	9	10
11	12	13 Admin. Committee Meeting @ 12:30 PM Boardroom	14 Valentine's Day	15 Ops. Committee Meeting @ 12:30 PM Boardroom	16	17
18	19 President's Day Closed	20	21	22	23	24
25	26	27 GCRA Board Meeting @ 12:30 PM Boardroom	28	29		

March

2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12 Admin. Committee Meeting @ 12:30 PM Boardroom Simpsonville Municipal Meeting @ 6:30 PM	13	14 Ops. Committee Meeting @ 12:30 PM Boardroom	15	16
17	18 Mauldin Municipal Meeting @ 7:30 PM	19	20	21 Travelers Rest Municipal Meeting @ 6:00 PM	22	23
24	25	26 GCRA Board Meeting @ 12:30 PM Boardroom Greer Municipal Meeting @ 6:30 PM	27	28	29 Good Friday Closed	30
31						



ADMINISTRATION COMMITTEE MEETING AGENDA
TUESDAY, FEBRUARY 13, 2024 – 12:30 PM
GCRA BOARD ROOM

1. Opening and Roll Call
2. *Approval of the South Carolina Local Government Investment Program, with Special Guest, Allen Hodges, Treasurer, County of Greenville (Page 5)
3. *Approval of Miller Place Loan Renewal Line of Credit (Page 6)
4. *Approval of FY24-26 Audit Service Selection (Page 7)
5. *Approval of Additional Home-ARP Funds to Greenville County Human Relations Commission for TBRA (Page 8)
6. Administration Reports
 - a) Subrecipient Report (Page 9)
 - b) Home ARP Performance Report (Page 10)
 - c) CDBG Timeliness Test Report (Page 11)
7. Financial Reports
 - a) Financial Highlights – KPI (Page 12)
 - b) Financial Statements (Pages 13-14)
 - c) Funding Sources (Page 15)
 - d) Rental Program Income (Page 16)
8. Other Business
 - a) Planning Updates

* Committee Approval Required

Committee Members: Amy Coleman, Robert Julian, Jane Kizer, Charlotte Osmer, Diana Weir, and Alan White

Staff Assistance: *John Castile – Executive Director*
 Imma Nwobodu – Program Director
 Pamela Proner – Finance Director
 Beverly Robertson – Human Resource Manager/Executive Assistant

If any Board member has questions or wishes to discuss any items of business prior to the Committee meeting, please contact John Castile or Imma Nwobodu at 242-9801, extension 114 or 115.

PLEASE CALL IF YOU CANNOT ATTEND



GCRA

Greenville County Redevelopment Authority

To: Administration Committee

From: John Castile, Executive Director

Date: February 13, 2024

Subject: Approval of SC Local Government Investment Pool (LGIP)

The South Carolina Local Investment Pool (LGIP) is an investment mechanism that provides local governments an opportunity to acquire maximum returns on investments by pooling available funds with funds from other political subdivisions. As a response to market conditions, LGIP is currently averaging a monthly interest rate of 5.67%. Compared to our current banking rates, this is nearly double. GCRA is seeking authorization to establish an LGIP account with the State of South Carolina to invest excess funding for the purpose of increasing our interest earnings. The level of excess funding will fluctuate based on our expenditures and consists of mostly Unrestricted and AHF funds.

Since it appears that LGIP rates are consistently higher than banking rates, GCRA would seek to invest with this tool for as long as the rates are favorable as compared to traditional banking rates. The LGIP allows for a one-day turn-around in releasing funds, so GCRA can adapt to funding level changes as needed. To be clear, GCRA is currently investing funds at the bank level and at a low interest earnings rate. Thus, staff is asking to use a different tool that would create a higher rate of return on the same funds. This would require staff to be a little more involved. However, to keep staff time at a reasonable level, it would set the operating needs of each funding account at a level that would potentially allow for monthly monitoring. The impact on staff time would be the only potential drawback seen at this time, however, we have sufficient capacity to manage this additional responsibility.

See supplemental information on detailed banking information and LGIP one-page summary.

Staff Recommendation: Approve GCRA to invest in the LGIP.





GCRA

Greenville County Redevelopment Authority

To: Board of Directors
From: John Castile
Executive Director
Date: February 13, 2024
Subject: Miller Place loan renewal

The Miller Place complex in Mauldin carries a bank loan for a portion of its 18-unit vertical construction for the rental market. The loan originated at \$1,836,000 on 1/31/17 at 6% and matured with a balloon payment on 1/28/24. A 30-day loan extension was approved at the January Board meeting while the bank and GCRA were reviewing the terms of the refinanced loan.

Instead of a fixed term loan with balloon payment at maturity, Countybank has restructured this loan to be a line of credit in the amount of the principal amount owed (\$1,514,032.13). The rate of 7% will be fixed for 5 years, and then will adjust annually according to the WSJ Prime rate + 1%. The line of credit will help us to eliminate closing costs in the future for this loan.

Staff Recommendation: Approve the Countybank line of credit for the Miller Place Loan (71236751).

Date approved by Board: _____

Board Chairperson: _____

Board Secretary: _____





GCRA

Greenville County Redevelopment Authority

To: Administration Committee
From: John Castile, Executive Director
Date: February 13, 2024
Subject: Approval of FY24-26 Audit Services Selection

GCRA issued an RFP for Financial and Compliance Audit Services for the Fiscal Year 2024 with renewal options for 2025 and 2026 through a competitive bid process. Three bids were received and graded internally with the highest score received by Martin Smith & Company CPAs. This accounting firm was also the auditor selected for the last audit RFP cycle and both staff and the Board experienced timely, knowledgeable, and professional results from their audit work.

The GCRA would like to continue working closely with Martin Smith & Company to achieve its auditing goals. Among the scoring were factors for experience, cost, timeliness, references, and the written proposal. GCRA staff believes that their extension knowledge of our organization, paired with their low staff turnover, their approach to the auditing process and pricing will enable this firm to provide the customized service we are looking for while also meeting an aggressive deadline. Based on the RFP, the notice to proceed will be issued in early March with field work commencing in early May.

Staff Recommendation: Approve service agreement with Martin Smith & Company CPAs for auditing services for the year ending June 30, 2024.



Memorandum

To: Administration Committee

From: John Castile
Executive Director

Date: February 13, 2024

Subject: Approval of Additional HOME – ARP Funds to Greenville County Human Relations Commission for TBRA.

On June 27, 2023, the GCRA Board approved a total of \$381,900 of the Greenville County HOME-American Rescue Plan (ARP) fund to Greenville County Human Relation Commission (GCHRC) for Tenant Based Rental Assistance (TBRA - \$200,000), Supportive Services (\$125,000) and Operating/Capacity Building (\$56,900). The GCHRC has expended their TBRA fund and assisted eighty-four households to prevent homelessness.

Therefore, they are requesting an additional \$100,000 to continue to administer the TBRA program, providing direct financial assistance (via third party payments to vendors) to pay for rent and utility arears and deposits, and as well as monthly rent and utility payments for at risk or homeless households.

Recommendation: Approve HOME-ARP fund of a total of **\$100,000** to GCHRC for Tenant Based Rental Assistance (TBRA) to provide direct assistance to homeless or at risk of homeless households prevent homelessness in the Community. Financial assistance shall consist of rent arears, deposits, monthly rent, and utility payments.

Date Board Approved _____ **Denied** _____

SUBRECIPIENT PERFORMANCE REPORT						
		January				
Contract Period 07/01/23 - 6/30/24						
Contract	Subrecipient	PY 23 Contract Amount	YTD Expenditures	Balance to Spend	Previous Month Percent Expended	PY 23 Percent Expended
ESG	BootPrint	3,000.00		3,000.00	0%	0%
	HRC	35,000.00	15,163.65	19,836.35	16%	43%
	Pendleton Place	45,000.00	17,415.02	27,584.98	0%	39%
	SHARE	12,000.00	3,055.60	8,944.40	19%	25%
	United Housing Connections - Outreach	16,000.00	8,458.32	7,541.68	44%	53%
	United Housing Connections - Shelter	11,908.65	6,155.08	5,753.55	44%	52%
	United Housing Connections - HMIS	5,000.00	5,000.00	-	100%	100%
	United Ministries	52,757.00	28,776.56	23,980.44	45%	55%
Total ESG Subrecipients:		180,665.63	84,024.23	96,641.40		47%
CDBG Unincorporated				-		
	Greenville Free Medical Clinic	90,000.00	44,210.64	45,789.36	32%	49%
	HRC - Fair Housing	38,000.00	32,174.02	5,825.98	33%	85%
	Meals on Wheels	55,000.00		55,000.00	0%	0%
	Safe Harbor	35,000.00	7,330.40	27,669.60	11%	21%
	Unity Health on Main	55,000.00	39,121.47	15,878.53	54%	71%
	Upstate Warrior Solution	25,000.00	6,497.25	18,502.75	0%	26%
Total CDBG Unincorporated Subrecipients:		298,000.00	129,333.78	168,666.22		43%
Total Unincorporated		478,665.63	213,358.01	265,307.62		45%
CDBG Greer	Creative Advancement	11,000.00	2,365.35	8,634.65	0%	22%
	Greer Community Ministries	20,000.00	20,000.00	-	100%	100%
	Greer Parks & Recreation (Needmore Youth)	7,000.00	-	7,000.00	0%	0%
	Greer Parks & Recreation (Cannon Senior)	5,000.00	3,000.00	2,000.00	0%	60%
	Greer Relief	17,000.00	15,414.29	1,585.71	0%	91%
Total CDBG Greer Subrecipients:		60,000.00	40,779.64	19,220.36		68%
CDBG Mauldin	Center for Community Services	5,000.00	542.00	4,458.00	0%	11%
	City of Mauldin	10,500.00	7,437.57	3,062.43	46%	71%
Total CDBG Mauldin Subrecipients:		15,500.00	7,979.57	7,520.43		51%
CDBG Simpsonville	Center for Community Services	12,000.00	2,298.00	9,702.00	0%	19%
	Simpsonville Parks & Recreation	10,000.00	-	10,000.00	0%	0%
Total CDBG Simpsonville Subrecipients:		22,000.00	2,298.00	19,702.00		10%
CDBG Fountain Inn	Center for Community Services	5,000.00	1,437.00	3,563.00	0%	29%
	Fountain Inn Parks & Recreation	5,000.00		5,000.00	0%	0%
Total CDBG Fountain Inn Subrecipients:		10,000.00	1,437.00	8,563.00		14%
Total CDBG - All Municipalities		107,500.00	52,494.21	55,005.79		49%
Grand Total - ESG and CDBG		586,165.63	265,852.22	320,313.41		45%

HOME-ARP SUBRECIPIENT PERFORMANCE REPORT

Contract Period 07/01/2023 - 6/30/2024

January 2024

		PY 23 Contract Amount	Expenditures	Balance to Spend	% Expended	% Unused
Subrecipient	Activity					
Human Relations Commission	TBRA	\$ 200,000.00	\$ 198,094.00	\$ 1,906.00	99%	1%
Human Relations Commission	Supportive Services	\$ 125,000.00	\$ 36,458.00	\$ 88,542.00	29%	71%
Human Relations Commission	Non-Profit Operating Costs	\$ 44,200.00	\$ 12,892.00	\$ 31,308.00	29%	71%
Human Relations Commission	Non-Profit Capacity Building	\$ 12,700.00	\$ 1,243.00	\$ 11,457.00	10%	90%
Greer Relief	TBRA	\$ 200,000.00	\$ 73,112.00	\$ 126,888.00	37%	63%
Greer Relief	Supportive Services	\$ 75,000.00	\$ 7,497.00	\$ 67,503.00	10%	90%
Greer Relief	Non-Profit Operating Costs	\$ 25,000.00	\$ -	\$ 25,000.00	0%	100%
Greer Relief	Non-Profit Capacity Building	\$ 50,000.00	\$ -	\$ 50,000.00	0%	100%
Pendleton Place	Supportive Services	\$ 50,000.00	\$ -	\$ 50,000.00	0%	100%
Pendleton Place	Non-Profit Operating Costs	\$ 25,000.00	\$ -	\$ 25,000.00	0%	100%
Pendleton Place	Non-Profit Capacity Building	\$ 25,000.00	\$ -	\$ 25,000.00	0%	100%
Safe Harbor	Supportive Services	\$ 45,605.00	\$ -	\$ 45,605.00	0%	100%
Safe Harbor	Non-Profit Operating Costs	\$ 37,109.00	\$ -	\$ 37,109.00	0%	100%
Step by Step Ministry Hope Project	Supportive Services	\$ 30,000.00	\$ -	\$ 30,000.00	0%	100%
Step by Step Ministry Hope Project	Non-Profit Operating Costs	\$ 20,000.00	\$ -	\$ 20,000.00	0%	100%
The Salvation Army	TBRA	\$ 169,000.00	\$ -	\$ 169,000.00	0%	100%
The Salvation Army	Supportive Services	\$ 31,000.00	\$ -	\$ 31,000.00	0%	100%
The Salvation Army	Non-Profit Operating Costs	\$ 10,000.00	\$ -	\$ 10,000.00	0%	100%
The Salvation Army	Non-Profit Capacity Building	\$ 10,000.00	\$ -	\$ 10,000.00	0%	100%
Unity Health on Main	Supportive Services	\$ 176,400.00	\$ 55,716.00	\$ 120,684.00	32%	68%
Unity Health on Main	Non-Profit Operating Costs	\$ 7,874.00	\$ 4,238.00	\$ 3,636.00	54%	46%
Total HOME ARP Subrecipients:		\$ 1,368,888.00	\$ 389,250.00	\$ 979,638.00	28%	72%
As of	2/6/2024					



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System

DATE: 02-07-24
TIME: 15:31
PAGE: 1

Current CDBG Timeliness Report
Grantee : GREENVILLE COUNTY, SC

PGM YEAR	PGM YEAR START DATE	TIMELINESS TEST DATE	CDBG GRANT AMT	--- LETTER OF CREDIT BALANCE ---		DRAW RATIO		MINIMUM DISBURSEMENT UNADJUSTED	TO MEET TEST ADJUSTED
				UNADJUSTED	ADJUSTED FOR PI	UNADJ	ADJ		
2022	07-01-22	05-02-23	2,665,606.00	1,647,938.29	3,956,062.34	0.62	1.48		
2023	07-01-23	05-02-24	2,730,467.00	2,458,404.76	3,605,990.26	0.90	1.32		

The U.S. Department of Housing and Urban Development require all grantees/participating jurisdictions have available for spending no more than 1.5 of their current year **CDBG funding by May 2, 2024**. This indicator is used to determine the jurisdictions timely expenditure of Community Development Block Grant (CDBG) funds.

1 - Timeliness deadline

2 - Draw ratio adjusted for Program Income

GCRA Financial Highlights
Month at a Glance December 23

<u>Government-Wide</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>Change from FY23 (FYTD)</u>	<u>%</u>
Cash	12,615,880	Decrease	-2%	Decrease	-7%
Total Assets	38,347,688	Decrease	0%	Increase	0%
Notes Payable	2,139,305	Decrease	0%	Decrease	-10%
Debt-to-income	3%			3%	
Net Position	32,894,213	Increase	0%	Increase	0%
Net investment in capital assets	8,929,145	Decrease	0%	Decrease	-2%
Unrestricted net assets	23,965,068	Increase	0%	Increase	1%

<u>Governmental Funds</u>	<u>Month</u>	<u>YTD</u>
Revenue	720,947	4,084,686
Expenditures	1,058,032	4,644,332
Net Income (loss)	(337,085)	(559,646)

Rental Portfolio		
Net Income (loss) before xfer	15,354	136,682

Notes:

Property Sale - 7 Ridge Row, Piedmont \$225,000

Travelers Rest - 2nd year contribution for Harmony Ridge

Vertical Construction - Fairview project ~\$650,000

GCRA
Statement of Net Position
12/31/2023

ASSETS

Cash and cash equivalents	\$12,615,880
Accounts receivable	(98)
Grants receivable	268,417
Prepaid items	175
Loans receivable	9,040,848
Lease Receivable	123,888
Real property held for inventory	6,306,025
Real property held for rental	10,194,601
Fixed assets	447,319
Accumulated depreciation	(1,712,775)
Deferred outflows of resources	1,063,408
Total assets and deferred outflows	38,347,688

LIABILITIES

Accounts payable and accrued liabilities	144,006
Unearned revenue	4,653
Funds held in escrow	9,412
Noncurrent liabilities:	
Lease Liability	106,676
Net pension liability	2,651,834
Notes payable	2,139,305
Deferred inflows of resources	397,589
Total liabilities and deferred inflows	5,453,475

NET POSITION

Net investment in capital assets	8,929,145
Restricted net assets	
Unrestricted net assets	23,965,068
Total net position	32,894,213
Total Liabilities and Net Position	\$38,347,688

G CRA SUMMARY
Statement of Revenue & Expenditures
For the Six Months Ending Sunday, December 31, 2023

	Budget	December Actual	YTD Actual	Variance	% Total
REVENUES					
Federal grants	\$11,874,464	\$268,417	\$2,188,273	\$9,686,191	53.6%
Loan repayment	41,674	58,220	432,786	(\$391,112)	10.6%
Sale of property		225,000	949,500	(\$949,500)	23.2%
Rental income		68,717	348,466	(\$348,466)	8.5%
Unrestricted income	2,979,438	100,000	125,000	\$2,854,438	3.1%
Miscellaneous income	11,067,601	593	40,661	\$11,026,940	1.0%
Total revenues	25,963,177	720,947	4,084,686	21,878,491	100.0%
EXPENDITURES					
Housing services					
Delivery of service	2,870,842	60,777	454,802	2,416,040	9.8%
Acquisition	(32,337)			(32,337)	0.0%
Disposition	186,613	3,228	65,012	121,601	1.4%
Property maintenance	110,457	22,321	87,491	22,966	1.9%
Demolition	177,555		54,878	122,677	1.2%
Rehabilitation	427,457	11,702	40,450	387,007	0.9%
New construction	4,760,882	663,779	1,111,544	3,649,338	23.9%
Home repair program	381,214	26,739	269,802	111,412	5.8%
Facade improvements	105,000		250	104,750	0.0%
Economic development	170,034		1,055	168,979	0.0%
Infrastructure/public works	2,877,396	6,349	585,734	2,291,662	12.6%
Developer/housing partners	5,722,751	14,233	50,061	5,672,690	1.1%
Public service subrecipients	325,265	6,497	87,593	237,672	1.9%
Special projects	1,381,757			1,381,757	0.0%
Community housing dev. org.	469,084			469,084	0.0%
Housing assistance	1,028,004	72,002	186,290	841,714	4.0%
Shelter, outreach and other assistance	2,420,361	17,805	88,397	2,331,964	1.9%
Administration and planning	2,867,700	143,682	886,576	1,981,124	19.1%
Operating & capital reserves	386,442			386,442	0.0%
Interest expenditure	826,700	8,918	674,397	152,303	14.5%
Total expenditures	27,463,177	1,058,032	4,644,332	22,818,845	
Excess (deficiency) of revenues over (under) expenditures	(1,500,000)	(337,085)	(559,646)	(940,354)	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt	1,500,000	(9,545)	(227,814)	1,727,814	
Total other financing sources (uses)	1,500,000	(9,545)	(227,814)	1,727,814	
Net change in fund balances	-	(346,630)	(787,460)	787,460	

SUMMARY
Statement of Rev & Exp by Funding Source
For the Six Months Ending Sunday, December 31, 2023

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	Other	Total
REVENUES								
Federal grants	\$1,026,829		\$360,722		\$119,293		\$681,429	2,188,273
Loan repayment		91,726		52,108		177,457	111,495	432,786
Sale of property		90,302		535,969			323,229	949,500
Rental income		87,900		91,249			169,317	348,466
Unrestricted income							125,000	125,000
Miscellaneous income		23,087		9,143			8,431	40,661
Total revenues	1,026,829	293,015	360,722	688,469	119,293	177,457	1,418,901	4,084,686
EXPENDITURES								
Housing services								
Delivery of service	239,783	11,627	12,972	49,970		140,450		454,802
Disposition	8,970	26,978		2,202		1,750	25,112	65,012
Property maintenance		28,489		28,697			30,305	87,491
Demolition	54,878							54,878
Rehabilitation	407	17,623		11,692			10,728	40,450
New construction			204,691	369,311			537,543	1,111,545
Home repair program	122,271						147,530	269,801
Facade improvements	250							250
Economic development	1,055							1,055
Infrastructure/public works	146,952	170,457					268,326	585,735
Developer/housing partners	33,244		17,541	1,176			(1,900)	50,061
Public service subrecipients	87,593							87,593
Housing assistance					42,725		143,565	186,290
Shelter, outreach and other assistance					58,998		29,400	88,398
Administration and planning	331,666	21,420	125,518	47,618	17,570	21,795	320,986	886,573
Interest expenditure						621,100	53,297	674,397
Total expenditures	1,027,069	276,594	360,722	510,666	119,293	785,095	1,564,892	4,644,331
Excess (deficiency) of revenues over (under) expenditures	(240)	16,421	-	177,803	-	(607,638)	(145,991)	(559,645)
OTHER FINANCING SOURCES (USES)								
Net Proceeds from issuance of long term debt							(227,814)	(227,814)
Total other financing sources (uses)							(227,814)	(227,814)
Net change in fund balances	(240)	16,421	-	177,803	-	(607,638)	(373,805)	(787,459)

Rental
Statement of Revenue & Expense
For the Six Months Ending Sunday, December 31, 2023

	Budget	December Actual	YTD Actual	Variance	% Total
REVENUES					
Loan repayment		\$0	\$8	(\$8)	0.0%
Sale of property			226,500	(\$226,500)	39.4%
Rental income		68,717	348,466	(\$348,466)	60.5%
Miscellaneous income	669,782	75	600	\$669,182	0.1%
Total revenues	669,782	68,792	575,574	94,208	100.0%
EXPENDITURES					
Housing services					
Delivery of service	218,764			218,764	0.0%
Acquisition	(32,337)			(32,337)	0.0%
Disposition	7,000	1,062	28,466	(21,466)	13.5%
Property maintenance	110,457	22,321	87,491	22,966	41.4%
Rehabilitation	(76,993)	11,295	40,043	(117,036)	19.0%
Administration and planning	56,449	297	1,781	54,668	0.8%
Operating & capital reserves	386,442			386,442	0.0%
Interest expenditure		8,918	53,297	(53,297)	25.3%
Total expenditures	669,782	43,893	211,078	458,704	
Excess (deficiency) of revenues over (under) expenditures		24,899	364,496	(364,496)	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt		(9,545)	(227,814)	227,814	
Intercompany transfers			(168,700)	168,700	
Total other financing sources (uses)		(9,545)	(396,514)	396,514	
Net change in fund balances		15,354	(32,018)	32,018	

GREENVILLE COUNTY REDEVELOPMENT AUTHORITY
PROGRAM YEAR 2024
MUNICIPAL/UNINCORPORATED PUBLIC HEARING SCHEDULE

<u>MUNICIPALITY</u> (Board Member Districts)	<u>Public</u> <u>Hearing</u>	<u>Time</u>	<u>Council</u> <u>Resolution</u>	<u>Time</u>
Fountain Inn – In person	2-08-24	5:45 PM	3-31-24	6:00 PM
Greer – In person	3-26-24	6:30 PM	3-31-24	6:30 PM
Mauldin – In person	3-18-24	7:00 PM	3-31-24	7:00 PM
Simpsonville – In person	3-12-24	6:30 PM	3-31-24	6:30 PM
Travelers Rest – In person	3-21-24	6:00 PM	3-31-24	6:00 PM

Note: Board members are encouraged to attend Public Hearings in their representative districts. Council resolution approval dates are projected.

City Clerks

Fountain Inn- Elizabeth Adams

Greer- Tammy Duncan

Mauldin- Cindy Miller

Simpsonville- Ashley Clark

Travelers Rest- Amanda Connolly

Public Meeting – Unincorporated Area – April TBD, 2024 at 4:00 PM.

County Council Finance Committee Meeting – Monday, May TBD, 2024.

Committee of the Whole Meeting – Tuesday, May TBD, 2024.

**OPERATIONS COMMITTEE MEETING AGENDA
THURSDAY, FEBRUARY 15, 2024 – 12:30 P.M.
GCRA BOARD ROOM**

- 1) Opening and Roll Call
- 2) Operations Reports for January
 - a) Home Sales & Rental Property Reports (Pages 19-23)
 - b) Operations Activity Report (Pages 24-25)
 - c) Public Works Report (Page 26)
- 3) Other Business
 - a) Development Updates
 - i) Proposed Freetown Easement
 - ii) Project 43 Update
 - iii) Operations Annex Update

*** Committee Approval Required**

Committee Members: Barry Coleman, Chair; James Hammond, Vice-Chair; David Doser; Denise Ernul; Walter Moragne; and Lawson Wetli

Staff Assistance: John Castile – Executive Director
Joe Smith – Operations Director
Meg Macauley – Project Coordinator
Beverly Robertson – Human Resource Manager/Assistant to the Executive Director

If any Board member has questions or wishes to discuss any items of business prior to the Committee meeting, please contact John Castile or Joe Smith at 242-9801, extension 114 or 117.

PLEASE CALL IF YOU CANNOT ATTEND

HOMES FOR SALE STATUS REPORT

JANUARY 2024

	<u>Status</u>	<u>Completion</u>	<u>Address</u>	<u>Neighborhood, Area</u>	<u>Acquisition Cost</u>	<u>Construction Cost</u>	<u>Funding</u>	<u>Total Cost</u>	<u>Sales Price</u>
1	Former rental home now listed for sale	2020	434 Lindberg Street	Slater	\$0	\$135,000	Bank	\$135,000	\$226,500
2	New - Under Contract	Summer 2024	Fairview Townhomes, Phase I (14 units)	Greer	\$91,801	\$3,726,000	Multiple	\$3,817,801	TBD
3	ON HOLD	TBD	235 Canteen Avenue	Greer	\$0	<i>\$162,840</i>	HOME	\$187,840	TBD
4	ON HOLD	TBD	255 Canteen Avenue	Greer	\$12,710	<i>\$173,246</i>	HOME	\$210,956	TBD
5	Possible Habitat partnership	TBD	1306 W. Bramlett Road	City View	\$9,107	TBD	HOME	TBD	\$175,000

Report Ending January 31, 2024

Homes Sold FYTD: 3

GCRA Rental Properties - January 2024

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
1	6 Bryant Street	Brandon	Occupied	HOME	2B/1B
2	7 Saco Street	Brandon	Occupied	CDBG	3B/1B
3	203 Mack Street	Brutontown	Occupied	CDBG	3B/1B
4	10 Marie Street	Brutontown	Occupied	HOME	3B/2B
5	12 Marie Street	Brutontown	Occupied	HOME	3B/2B
6	18 Marie Street	Brutontown	Occupied	HOME	3B/2B
7	20 Marie Street	Brutontown	Occupied	HOME	3B/2B
8	110 Marie Street	Brutontown	Occupied	HOME	3B/2B
9	112 Marie Street	Brutontown	Occupied	HOME	3B/2B
10	114 Marie Street	Brutontown	Occupied	HOME	3B/2B
11	116 Marie Street	Brutontown	Occupied	HOME	3B/2B
12	120 Marie Street	Brutontown	Occupied	HOME	3B/2B
13	122 Marie Street	Brutontown	Occupied	HOME	3B/2B
14	130 Marie Street	Brutontown	Occupied	HOME	2B/1B
15	106 2nd Street	Fountain Inn	Occupied	HOME	2B/1B
16	107 Alice Avenue	Freetown	Occupied	HOME	3B/2B
17	111 Arnold Street	Freetown	Occupied	HOME	2B/1.5B
18	123 Baker Street Ext.	Freetown	Occupied	HOME	4B/2B
19	3 14th Street	Greer	Occupied	CDBG	4B/2B
20	11 24th Street	Greer	Occupied	CDBG	2B/1B
21	129 Broadus Street	Greer	Occupied	CDBG	2B/1B
22	324 E. Arlington Avenue	Greer	Occupied	HOME	3B/2B
23	112 E. Church Street	Greer	Occupied	HOME	2B/2B
24	6 Hardin Street	Greer	Occupied	CDBG	3B/2B
25	108 Harris Street	Greer	Occupied	CDBG	2B/1B
26	106 Lanford Street	Greer	Vacant	CDBG	2B/1B
27	511 Trade Street	Greer	Vacant - repairs underway	CDBG	3B/2B
28	125 Will Street	Greer	Occupied	HOME	3B/1.5B
29	133 Will Street	Greer	Occupied	HOME	3B/2B

GCRA Rental Properties - January 2024

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
30	137 Will Street	Greer	Occupied	HOME	3B/2B
31	16 3rd Avenue	Judson	Vacant	HOME	3B/1B
32	1 D Street	Judson	Occupied	Bank	2B/1B
33	6 D Street	Judson	Occupied	HOME	3B/1.5B
34	7 D Street	Judson	Occupied	HOME	3B/2B
35	8 D Street	Judson	Occupied	BANK	3B/2B
36	105 Goodrich Street	Judson	Occupied	HOME	3B/1.5B
37	102 Heatherly Drive	Judson	Occupied	HOME	2B/2B
38	106 Heatherly Drive	Judson	Occupied	CDBG	2B/1B
39	1 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
40	3 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
41	5 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
42	7 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
43	9 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
44	11 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
45	15 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
46	17 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
47	19 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
48	21 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
49	23 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B

GCRA Rental Properties - January 2024

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
50	25 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
51	27 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
52	29 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
53	31 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
54	33 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
55	35 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
56	37 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, GHF	3B/2B
57	304 Miller Road	Mauldin	Occupied	HOME	3B/1B
58	279 Moore Street	Mills Mill	Occupied	HOME	2B/1B
59	321 Tremont Avenue	Mills Mill	Occupied	HOME	3B/1B
60	21 McBeth (Adult Day center)	Monaghan	Occupied	CDBG	
61	31 Norwood Street	Monaghan	Occupied	HOME	2B/1B
62	15 Speed Street	Monaghan	Vacant	CDBG	3B/2B
63	114 Westwood Drive	Simpsonville	Occupied	HOME	3B/2B
64	235 Whitney Street	Slater	Occupied	Bank	3B/2B
65	6 Estelle Street	Sterling	New construction underway	HOME	2B/1B
66	19 Young Street	Sterling	Occupied	CDBG	2B/1B
67	21 Young Street	Sterling	Occupied	CDBG	2B/1B
68	105 Hodgens Drive	Travelers Rest	New construction underway	CDBG	2B/1B
69	202 Roosevelt Avenue	Travelers Rest	Occupied	CDBG	2B/2B
70	102 Telfair Street	Worley Road	Occupied	HOME	3B/2B

RENTAL REPORT

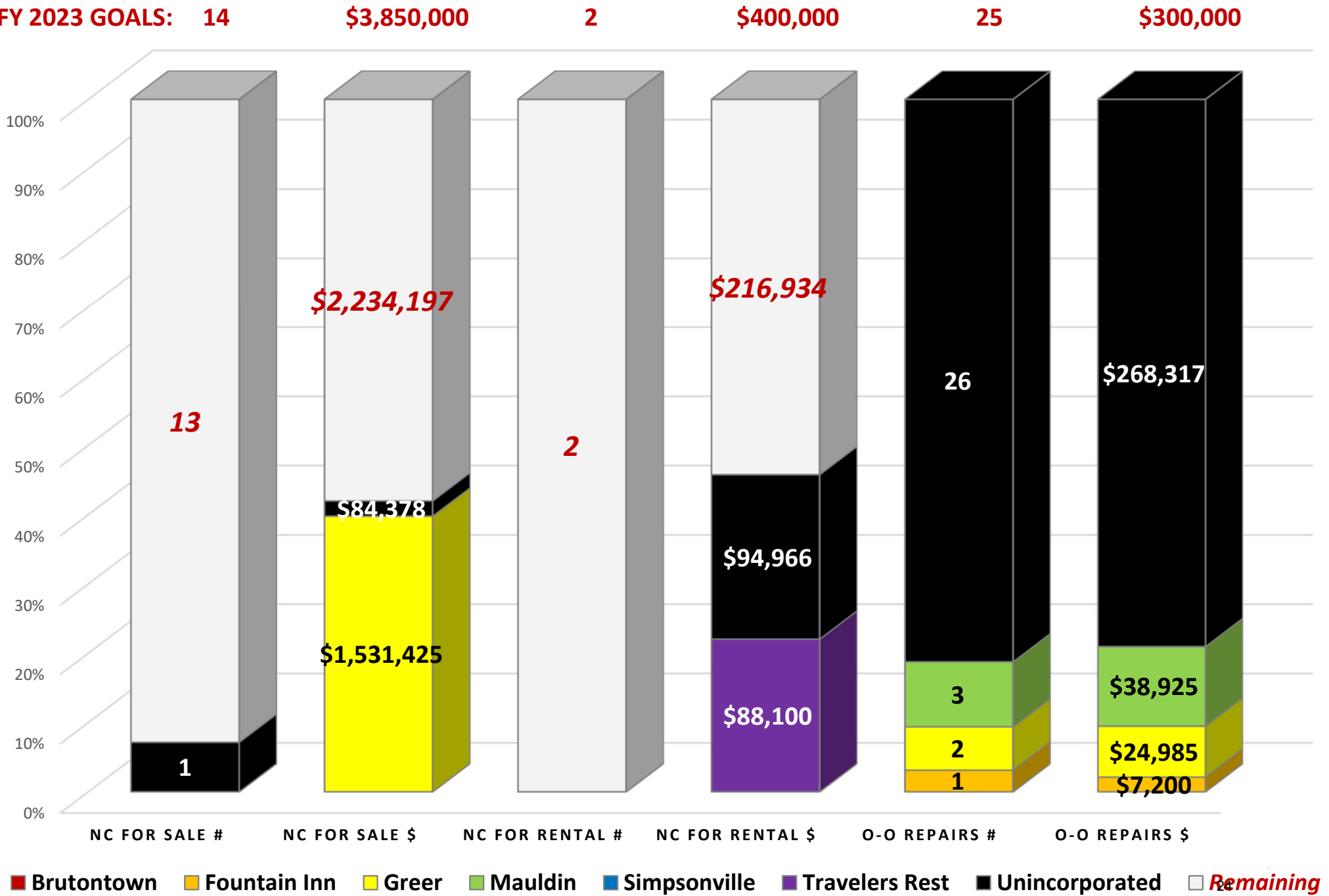
Tenant Balance for January 31, 2024

Property Name	Due for January	Late Fee Due	Past Due 30+	Unit Repair or Utilities Charges	Total Due Per Unit
114 Marie Street	\$950.00	\$100.00	\$1,050.00		\$2,100.00
20 Marie Street	\$800.00	\$100.00	\$700.00		\$1,600.00
3 14th Street	\$950.00	\$150.00	\$950.00		\$2,050.00
19 Journey Lane	\$1,000.00	\$300.00	\$1,000.00		\$2,300.00
25 Journey Lane	\$1,075.00	\$150.00	\$1,225.00		\$2,450.00
27 Journey Lane	\$975.00	\$150.00	\$1,200.00		\$2,325.00
29 Journey Lane	\$936.63	\$50.00			\$986.63
111 Arnold Street	\$675.00	\$113.00	\$675.00		\$1,463.00
107 Alice Avenue	\$700.00	\$50.00			\$750.00
304 Miller Road	\$300.00	\$100.00	\$300.00		\$700.00
	\$8,361.63	\$1,263.00	\$7,100.00	\$0.00	

TOTAL Past Due Balance For January
\$16,724.63

TOTAL Past Due Balance For December
\$17,588.00

Operations Activity Report YTD – New Construction & Repairs



Operations Activity Report YTD, FY 2023:

Resale/Rental Repair Work; Demolitions; Partner Progress

Repairs for Rental completed:

3 \$31,580

- 15 Journey Lane, Mauldin
- 16 3rd Avenue, Judson
- 15 Speed Street, Monaghan
- *Underway: 16 3rd Avenue, Judson; 511 Trade Street and 106 Lanford Street, Greer*

Demolitions completed:

3 \$51,660

- 6 Estelle Street, Sterling
- 23/25 Young Street, Sterling
- 105 Hodgens Street, Travelers Rest

Partner Activity:

- | | | |
|--------------------------------|----------|-----------------|
| • Habitat for Humanity repairs | 0 | \$0 |
| • Rebuild Upstate repairs | 5 | \$22,668 |

PUBLIC WORKS PROJECTS - JANUARY 2024

STATUS	PROJECT	FUNDING SOURCE	TOTAL COST	ESTIMATED COMPLETION	COMMENTS
WIP	Miller & Old Mill Roads Sidewalks, City of Mauldin	City of Mauldin CDBG	\$73,330	Spring 2024	Contract with Foothills Contracting Service, LLC to be executed in February. Work to commence in approximately two months and expected to take approximately three weeks to complete.
Planning phase	Gridley Place Townhomes (212 Gridley Street & 214 Morris Street), Sans Souci	TBD	TBD	TBD	Project is progressing through Subdivision Advisory Committee; Site Design, Inc. (engineer) is coordinating requested revisions.
Planning phase	Iola Wilson Street, Brutontown	CDBG	\$2,132,000	TBD	CoTransCo is still in the surveying phase; the project will be bid after this is complete.