



**MINUTES**  
**GREENVILLE COUNTY REDEVELOPMENT AUTHORITY**  
**REGULAR SESSION**  
**TUESDAY, APRIL 23, 2024**

**BOARD MEMBERS PRESENT:** Charlotte Osmer, Chair  
Lawson Wetli, Vice-Chair  
Allen White, Treasurer  
Barry Coleman  
David Doser  
Denise Ernul  
James Hammond  
Jane Kizer (Virtual)  
Walter Moragne  
Diana Weir

**BOARD MEMBERS ABSENT:** Amy Coleman  
Robert Julian

**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

1. **Opening and Roll Call.** The meeting was called to order by the Chair at 12:30 p.m.
2. **Invocation.**
3. **Approval of the March 26, 2024, Board Minutes.** On a motion by Ms. Osmer, the Board unanimously approved the minutes of the March 26, 2024, Board meeting as presented.
4. **Administration Committee**

**\*Approval of City of Fountain Inn’s Request to Proceed with a Change of Use Process of a CDBG Funded Property.** Ms. Nwobodu stated that back in 1984, the Greenville County Redevelopment Authority and the City of Fountain Inn agreed to restrict certain parcels of land in an effort to construct public greenspace and recreational facilities. The parcels are currently mandated for recreational use only. The City of Fountain revisited this issue in recent years and has since found a more suitable site that better fits their recreational needs and decided to construct recreational facilities at this new location. This is a different location that is adjacent to the parcels in question. The parcels in question are adjacent to a substantial park spanning approximately 13 acres, which includes baseball fields, a football field, and a playground. This existing facility will continue to provide ample space and amenities for recreational activities within the vicinity.

The City of Fountain Inn has identified a pressing need within their community for affordable housing that aligns with the national objective set forth by the U.S. Department of Housing and Urban Development (HUD). To address this need, the city intends to utilize the aforementioned parcels for the development of affordable housing that will serve the broader community. GCRA staff have been working with the City of Fountain Inn to identify future locations for affordable housing. Staff believe this to be an ideal location.

In order to move this process forward, the City of Fountain Inn is requesting the removal of a deed restriction pertaining to certain parcels of land owned by the City of Fountain Inn, identified by tax map numbers 0345000100606, 0345000100605, 0345000100600, and the attached deed and plot. Once removed, a new deed restriction will be placed on the property which restricts it to at least 51 percent of the total proposed housing units to be used for affordable housing to serve low to moderate income households (households earning up to 80 percent of the Area Median Income - AMI).

If approved by the GCRA Board, the City of Fountain Inn will proceed with a public participation process as required by HUD, notifying the public of the proposed use change, consistent with 24 CFR 570.505 requirement. Upon approval by HUD, the property can then be used for affordable housing.

On a motion by Ms. Wetli, seconded by Ms. Weir, the Board unanimously approved the City of Fountain Inn's Request to Proceed with a Change of Use Process of a CBDG Funded Property as presented.

**5. Key Financial Performance Indicators Reports.** Ms. Proner shared the financials for the month of February. February had cash of \$10,996,345 which was a decrease of 5 percent from the previous month. Total assets are \$38,053,806 with a zero percent decrease. In Governmental Funds, GCRA brought in \$414,806 and spent \$1,201,842. The biggest part of the \$1,201,842 was the acquisition of the Annex for \$400,000 from Unrestricted and \$420,000 on the Fairview Project. The Rental Portfolio brought in \$19,653 and the YTD is negative \$7,997. Ms. Proner gave an update on the LGIP. As of April 23, 2024, the balance in the account is \$7.6 million; year-to-date, GCRA has earned approximately \$47,000. Ms. Proner shared that because GCRA was pulling a lot of AHF funds from County Bank, the bank increased the rate from 2.25 percent to 4.3 percent. This led staff to consider that GCRA has an account at TD Bank that requires a large operating balance; therefore, GCRA moved funds from TD Bank to Community Bank.

**6. Operations Reports.** Mr. Coleman stated there are no approvals or updates for Operations.

**7. Other Business.**

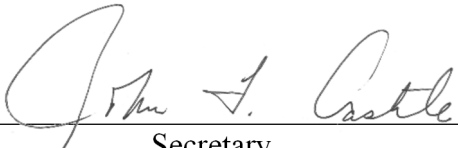
**2024 Greenville County Annual Action Plan.** Ms. Nwobodu stated the process for the Annual Action Plan begins with municipal public hearings to determine the amount of funding, what the subrecipient funding amounts will be, and approval of the housing projects. GCRA doesn't have the current 2024 funding amounts for the grant, so staff bases subrecipient funding off of the prior year's awarded amount. Ms. Nwobodu went on to share a Power Point presentation about the Annual Action Plan.

Ms. Wetli shared an update about the Greenville Revitalization Corporation (GRC). GRC was winding down its operations last year. GRC's final asset transfer closed in December. Once everything was settled, the GRC Board believed there would be approximately \$12,000 left in the account. The GRC Board made the decision to give that money to Doug Dent. Under the terms of the deal with Mr. Dent, there was \$11,000 left; \$5,000 went to Mr. Dent in January and Mr. Dent accepted \$5,000 of the remaining \$6,000 in March. The remaining bills that will be GCRA's responsibility include accrued fees from the accounting firm and the preparation of tax returns, at approximately \$800. Ms. Wetli stated that it is the belief that GRC will remain dormant until the new Executive Director comes to GCRA. All GRC bank accounts have been closed and insurance policies have been cancelled.

8. **Executive Session.** On a motion by Mr. Hammond, seconded by Ms. Weir, the Board voted unanimously to enter Executive Session at 1:06 to discuss a personnel matter.

On a motion by Ms. Weir, seconded by Mr. Hammond, the Board voted unanimously to exit the Executive Session. Executive Session adjourned at 1:19; no action was taken.

9. **Adjournment.** There being no further business on a motion by Ms. Lawson, seconded by Ms. Weir, the meeting was adjourned at 1:24 pm.

  
Secretary