



**Minutes**  
**Greenville County Redevelopment Authority**  
**Regular Session**  
**Tuesday, October 22, 2024**

**Board Members Present:** Charlotte Osmer, Chair  
Lawson Wetli, Vice Chair  
Allen White, Treasurer  
Amy Coleman  
Barry Coleman  
David Doser  
Denise Ernul  
Robert Julian  
Jane Kizer  
Walter Moragne  
Diana Weir

**Board Members Absent:** James Hammond

**Staff Members Present:** Joe Smith, Executive Director  
Pamela Proner, Finance Director  
Beverly Robertson, Human Resources Manager  
Meg Macauley, Senior Executive Assistant & Office Manager

1. **Opening and Roll Call.** The meeting was called to order by the Chair at 12:30 p.m.
2. **Invocation.** The invocation was offered by Mr. Coleman.
3. **Approval of the September 24, 2024 Board Minutes.** On a motion by Mr. Doser, seconded by Ms. Weir, the Board unanimously approved the minutes of the September 24, 2024 Board meeting as presented.
4. **Administration Committee.**
  - a. **Approval of 2025 Holiday Schedule.** Ms. Kizer stated that the proposed holiday schedule is the same as last year; there were no questions.  
  
On a motion by Mr. Doser, the Board unanimously approved the 2025 holiday schedule.

- b. Approval of 2025 Employer Insurance Rates.** Ms. Robertson reiterated that Greenville County will be increasing the cost of medical insurance rates for 2025, but staff recommended that no increase be passed on to the employees for the next year. Mr. Julian inquired about whether GCRA has to procure insurance annually. Staff explained that GCRA participates in Greenville County's self-funded plan without any independent procurement, and the rates and coverage we enjoy are far better than we would be able to obtain independently as a 20-person agency.

On a motion by Ms. Weir, the Board unanimously approved the 2025 Employer Insurance Rates.

- c. Approval of Revision to the GCRA Board By-Laws.** Ms. Kizer stated that the only proposed change is to adjust the language to reflect that the board's annual meeting occurs in November, not December. Mr. Smith noted that this is to allow business to be conducted at a regular board meeting in our standard setting.

On a motion by Ms. Weir, the Board unanimously approved the revision to the By-Laws.

- d. Approval of Dissolution of Greenville Revitalization Corporation.** Ms. Wetli reiterated that GCRA staff and she, as the last remaining Greenville Revitalization Corporation (GRC) board member, believe it is now appropriate to dissolve the GRC, as they have no remaining projects or funds. Staff will file final paperwork with the Secretary of State and will complete the GRC's final tax return.

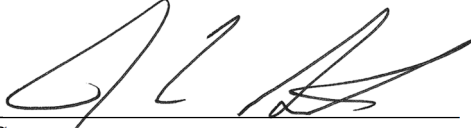
On a motion by Mr. Doser, the Board unanimously approved dissolution of the Greenville Revitalization Corporation.

- 5. Financial Highlights – KPI.** Ms. Proner reviewed the financial report for the month of August. Cash decreased by four percent, which is not a concern. Total assets increased by six percent, mostly due to receiving the Project 43 portfolio. The rental asset value is nearly \$2.8 million, which also impacts Net Investment and Capital Assets. Revenue was nearly \$600,000, and Expenditures were \$1.1 million, for a net outflow of \$541,000. Significant activities for the month included draws for Fairview and a United Housing Connections shelter project. The Local Government Investment Pool (LGIP) balance is \$8.8 million; the fund earned \$41,000 in interest for the month at a rate of 5.48 percent. Ms. Proner was initially concerned that the interest rate would fall, but it has not; September closed at 5.33 percent. She is meanwhile still pursuing a long-term investment strategy.
- 6. Operations Committee.** Mr. Coleman stated that there were no approval items presented at the October Operations Committee meeting.
- 7. Other Business.**
- a. SC Local Government Investment Pool Financial Statements.** Mr. Proner stated that the Local Government Investment Pool is required to perform an annual audit, so the statements were provided as information.

**b. Executive Director Updates.** Mr. Smith provided updates as follows:

- i. **Board Appointments.** Mr. Smith stated that Council staff have shared that interviews for board member appointees will occur at the end of October, and a special called Committee of the Whole meeting will be held. Ballot voting will take place on November 5<sup>th</sup> and results will be announced afterwards; then County Council will ratify the Committee of the Whole vote after appointments have been made.
- ii. **Project Drive-In.** Mr. Smith stated that the ordinance went before County Council for second reading on October 1<sup>st</sup> but was tabled until October 15<sup>th</sup> to satisfy public hearing requirements. The third and final reading will take place on November 5<sup>th</sup>; assuming that the ordinance is approved, Mr. Smith will then speak with the new county attorney to discuss the timing for transfer of the property to GCRA.
- iii. **Fairview Townhomes Open House.** Mr. Smith stated that the event has been rescheduled for 9:00 to 11:00 am on Thursday, November 7<sup>th</sup>. Mayor Danner and Councilman Booker will speak at the event.
- iv. **Operations Annex.** Mr. Smith stated that Mr. Chesney will be bidding the annex renovation project in the coming weeks; a budget will be determined once bids are received.
- v. **NACA Representative Meeting.** Mr. Smith stated that he recently met with a Neighborhood Assistance Corporation of America (NACA) contact provided by Ms. Ernul. NACA is a lender with a rate that is significantly less than market rate. The NACA contact may have interested buyers for the Fairview Townhomes, and will be in touch with GCRA's realtor.
- vi. **Project "Old School."** Mr. Julian inquired about the status of the old Woodmont High School property. Mr. Smith stated that Phase 1 and 2 environmental assessments were conducted; now we wait until the County is ready to deed the property to GCRA. Master planning will be necessary to determine how best to develop the property.

- 8. Adjournment.** There being no further business, on a motion by Ms. Weir, seconded by Ms. Ernul, the meeting was adjourned at 1:00 p.m.

  
Secretary