



Minutes
Greenville County Redevelopment Authority
Regular Session
Thursday, November 21, 2024

- Board Members Present:** Charlotte Osmer, Chair
Lawson Wetli, Vice Chair
Allen White, Treasurer
Amy Coleman
Barry Coleman
Denise Ernul
James Hammond
Robert Julian
Jane Kizer
Diana Weir
- Board Members Absent:** David Doser
Walter Moragne
- Staff Members Present:** Joe Smith, Executive Director
Pamela Proner, Finance Director
Meg Macauley, Senior Executive Assistant & Office Manager
- Guest Present:** Joanna Reese, incoming board member

1. **Opening and Roll Call.** The meeting was called to order by the Chair at 12:30 p.m. Ms. Osmer then introduced new board member, Joanna Reese, who spoke about herself briefly. Board and staff members then introduced themselves to Ms. Reese.
2. **Invocation.** The invocation was offered by Mr. Coleman.
3. **Approval of October 22, 2024 Board Minutes.** On a motion by Ms. Coleman, seconded by Ms. Weir, the Board unanimously approved the minutes of the October 22, 2024 Board meeting as presented.
4. **Election of Officers.** Ms. Osmer opened the floor for nominations for Chair. Mr. Hammond nominated Mr. Coleman; Ms. Coleman seconded the nomination. Ms. Coleman moved to close nominations for Chair; Ms. Weir seconded. Mr. Coleman was appointed Chair by acclamation.

Ms. Osmer then opened the floor for nominations for Vice Chair. Ms. Ernul nominated Mr. White; Mr. Hammond seconded the nomination. Ms. Coleman moved to close nominations for Vice Chair; Ms. Weir seconded. Mr. White was appointed Vice Chair by acclamation.

Ms. Osmer then opened the floor for nominations for Treasurer. Mr. Coleman nominated Ms. Coleman; Mr. Hammond seconded the nomination. Mr. Hammond moved to close nominations for Treasurer. Ms. Coleman was appointed Treasurer by acclamation.

5. Board Business for the Next Year.

- a. Review Standing Committee Purpose.** Mr. Smith referenced pages 9 and 10 of the packet and spoke about each committee's responsibilities and oversight.
- b. Committee Member Assignments TBD.** Mr. Smith stated that the new Chair will assign board members to the two committees between now and the December 5th holiday luncheon, and advised the board members to speak to Mr. Coleman if they have particular committee assignment requests. He requested that once committee members are determined, board members please consider who they would like to nominate for committee officers in January.
- c. 2025 Meeting Schedule.** Mr. Smith referenced page 11 of the packet and stated that the final version of the schedule will be provided after committee assignments are made and committee officers are determined at the January committee meetings. He requested that the board members mark their calendars for the meeting dates to ensure their attendance.

6. Administration Committee. Ms. Coleman stated that there was no October Administration Committee meeting, as there were no approval items for approval.

7. Financial Highlights – KPI. Ms. Proner reviewed the financial report for the month of September. Revenue was \$771,000, which is a small increase, and Expenditures were \$957,000, a slight decrease. She noted that the most significant impact to the rental portfolio was Project 43; this was the month that legal, insurance, and renovation expenses were incurred. After these one-time expenses, the portfolio's financials should stabilize. Questions regarding taxes and insurance were asked and answered. Ms. Proner stated that aside from the rental portfolio, the largest activity for the month was for a housing development partner project payment of \$363,000. The Local Government Investment Pool (LGIP) balance is \$8.6 million; the fund earned \$38,861 in interest for the month at a rate of 5.34 percent, which is just a small decrease from the previous month. Ms. Proner noted that we are still waiting for \$200,000 from the County; Ms. Proner has spoken to County staff and is awaiting follow-up.

8. Operations Committee. Mr. Coleman stated that there was no October Operations Committee meeting, as there were no approval items for approval.

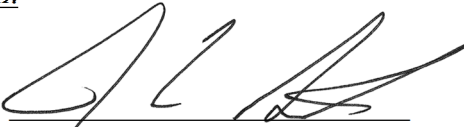
9. Other Business – Executive Director Updates. Mr. Smith provided updates as follows:

- a. Fairview Townhomes Grand Opening.** Mr. Smith thanked all who were able to attend and stated that we received positive press coverage via the Upstate Business Journal and the City of Greer's communications department. He noted that interest was generated; several offers to purchase townhomes have been received and two are under contract.

- b. Appreciation for Departing Board Members.** Mr. Smith expressed gratitude to outgoing board members Charlotte Osmer and Lawson Wetli for their service on the board and particularly as officers. Board members echoed their gratitude.
- c. New Board Member Orientation.** Mr. Smith stated that Ms. Reese and our second new board member, Mr. Dean Doolittle, will receive an orientation session early in the new year. He would like them to plan for approximately half a day spent partially in the office over lunch, and partially in the field for a tour of GCRA projects.
- d. Project Drive-In.** Mr. Smith stated that the ordinance to deed the property to GCRA was approved by County Council at third reading. He recently spoke with the new county attorney to discuss transfer of the property to GCRA, which should occur before year-end.
- e. Operations Annex.** Mr. Smith stated that the annex renovation is out for bids; he expects two to three builders to be responsive, with bids due back in about a month. He expects to bring a profile for approval to the board in winter and hopes to have the work completed by late spring.
- f. Project “Old School.”** Mr. Smith stated that the County has opted to keep this property for athletic fields. There are other property opportunities for GCRA and this will save approximately \$1 million in expected demolition cost. Funding for Phase I and II environmental assessments will still be paid via GCRA’s existing Brownfields grant.
- g. Project Piedmont.** Mr. Smith showed a map of a property on Piedmont Highway and told the board about another property Greenville County would like to deed to GCRA. He noted a power line easement and creek that will be unusable portions of the parcel that can remain permanent green space. He expects that the upper portion of the parcel should be developable for single-family housing; staff will complete due diligence to determine feasibility. Brownfields grant funds may be helpful for a Phase I environmental assessment of this parcel.
- h. Project Woodfield.** Mr. Smith spoke about another opportunity to receive property from Greenville County and showed a map including street view of 48 Ridgeway Drive. He spoke about the history of the property, including some issues with neighborhood residents and eventual demolition of the old, condemned community center structure by the County Codes Enforcement Department. Mr. Smith noted that portions of the parcel have problematic topography and may need considerable grading; he plans to speak with representatives from one of GCRA’s engineering vendors for their professional opinion. He hopes that ten lots could be developed for single-family homes. Discussion ensued regarding feasibility, potential cost and timeline, and seeking community member input. Ultimately, the plan is to complete due diligence and determine development plans, then hold a meeting at the Upstate Circle of Friends community center to speak to community members before determining if GCRA is willing to receive the parcel from the County.
- i. Staff Vacancies.** Ms. Coleman inquired about the vacancies for Operations Director and Program Manager. Mr. Smith stated that Mr. Chesney, GCRA’s Project Manager, will likely move into an Operations Manager role as he gains experience and time at the agency. Mr. Reynoso, GCRA’s Senior Community Development Planner, is functioning

as an interim Program Manager, communicating with HUD representatives and overseeing reporting and environmental assessment tasks. Mr. Smith has conducted interviews with several candidates but has not found the right one yet; he emphasized the importance of being selective and hiring the right person, and noted that critical deadlines and reporting requirements were being met with current staff, therefore affording the time necessary for the job search.

- j. Board Retreat in 2025.** Mr. Smith asked for input from board members regarding timing as well as a suitable venue for a board retreat, perhaps in spring of the new year. The last retreat was approximately five years ago. He noted that at least half a day would be necessary; a full day may be ideal. Discussion ensued; Furman University was recommended, and Ms. Ernul suggested that staff identify several potential dates for the board to consider.
 - k. Disaster Assistance Program.** Ms. Proner shared that staff are working on an application for Disaster Assistance Program (DAP) grant funding via the SC Housing Authority; the state received \$9.2 million with only 18 months to spend it. The DAP aligns well with GCRA’s existing home repair program.
 - l. SC Housing Trust Fund Advisory Committee.** Mr. Smith stated that he will be taking over a vacated position on the SC Housing Trust Fund Advisory Committee; through this service, he will be able to advocate for additional resources to advance our mission.
 - m. Sterling Land Trust Property.** Mr. Smith stated that he was recently contacted by the Greenville Housing Fund who are working with the Sterling Land Trust (SLT) on the property formerly known as “The Huddle” in Sterling. The SLT would like to develop affordable housing on the site after demolishing the old structure. However, the property is constrained by deed restriction requiring that if the parcel is ever annexed into the city limits, it will revert to GCRA. We are seeking clarity from HUD as well as our attorney as to how we may be able to allow the development to occur after annexation into the city.
 - n. Political Climate.** Mr. Hammond inquired as to management’s thoughts regarding changes in administration at the national level as well as changes to County Council. Much discussion ensued as to historic funding levels for GCRA’s mission and that historically, funding amounts for GCRA are set through census data and income levels and have remained consistent regardless of administration throughout the history of the agency. GCRA’s ultimate goal is to educate new council members on the successful production of affordable housing regardless of the definition, as well as the delivery of human services and home repair programs which are necessary across the spectrum of income and age.
- 10. Adjournment.** There being no further business, on a motion by Ms. Ernul, seconded by Ms. Weir, the meeting was adjourned at 1:47 p.m.


Secretary