

"Spring is the time of plans and projects."

- Leo Tolstoy



GCRA Board Meeting

March 25, 2025

April 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8 Administration Committee meeting, 12:30	9	10 Operations Committee meeting, 12:30	11	12
13	14	15	16	17	18 Good Friday (Office Closed)	19
20	21	22 Board meeting, 12:30	23	24	25	26
27	28	29	30			

May 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12	13 Administration Committee meeting, 12:30	14	15 Operations Committee meeting, 12:30	16	17
18	19	20	21	22	23	24
25	26 Memorial Day (Office Closed)	27 Board meeting, 12:30	28	29	30	31

**GCRA Board Meeting Agenda
Tuesday, March 25, 2025 – 12:30 p.m.
GCRA Board Room**

- 1) Call to Order Chair Barry Coleman
- 2) Invocation
- 3) *Approval of February 25, 2025 Board Minutes (Pages 5 – 7)
- 4) Administration Committee (Pages 8 – 12)
 - a) *Approval of PY 2025 CDBG Unincorporated Public Service Subrecipients
 - b) *Approval of PY 2025 ESG Subrecipients
 - c) *Approval of PY 2025 Home Repair Subrecipient
 - d) *Approval of PY 2025 Developer/Partner
 - e) *Approval of PY 2025 Community Housing Development Organization (CHDO)
 - f) Financial Highlights – KPI (Page 13)
- 5) Operations Committee Reports (Pages 14 – 15)
- 6) Other Business
 - a) Executive Director Updates
- 7) Executive Session. When necessary, the Board convenes in Executive Session for the discussion of negotiations incidental to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the Redevelopment Authority of a claim, or other matters authorized by the South Carolina Freedom of Information Act.
- 8) Adjournment



Minutes
Greenville County Redevelopment Authority
Regular Session
Tuesday, February 25, 2025

Board Members Present: Barry Coleman, Chair
Denise Ernul, Vice Chair
Amy Coleman, Treasurer
Dean Doolittle
David Doser
James Hammond
Robert Julian
Jane Kizer
Walter Moragne
Joanna Reese
Diana Weir (virtually)

Guest: Melody Wunrow

Staff Members Present: Joe Smith, Executive Director
Pamela Proner, Finance Director
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. A guest, Melody Wunrow, was in attendance at the invitation of Ms. Reese in order for Ms. Wunrow to learn more about GCRA's mission and involvement in affordable housing in Greenville County. Ms. Wunrow may apply for appointment to the board.
2. **Invocation.** The invocation was offered by Mr. Moragne.
3. **Approval of the January 28, 2025 Board Minutes.** On a motion by Ms. Coleman, seconded by Mr. Moragne, the Board unanimously approved the minutes of the January 28, 2025 Board meeting as presented.
4. **Administration Committee.**
 - a. **Approval of Financing for Annex Building.** As Ms. Weir was participating virtually, she requested that Vice Chair Kizer summarize the actions of the Administration Committee's meeting. Ms. Kizer then stated that the committee approved the financing request and Bank of Travelers Rest commitment letter as presented. She shared that she initially had concerns about entering into a new loan considering the current atmosphere in the Federal government, but indicated that Mr. Smith's confidence in proceeding helped her to vote in favor of the loan for the project.

Ms. Proner noted that her bank contact has already followed up and is ready to proceed. Questions and discussion ensued regarding a potential timeline and which staff would move to the Annex versus those remaining in the County Administration building; the Operations Committee's approval of the contract for the renovation work itself; and the current state of the Annex building and parcel and the potential for expansion on the site later if needed. It was noted that the overarching goal of the Annex property is flexibility when considering any number of future changes and shifting needs, as well as the immediate benefit of gaining convenience and efficiency for the rental maintenance component of Operations, consolidating storage and workroom space, and providing an easier venue for Board meetings and other gatherings.

On a motion by Ms. Kizer, the Board unanimously approved the financing request and commitment letter.

- b. Financial Highlights/KPI.** Ms. Proner stated that December was a very healthy month. She noted that she assigns a green, yellow, and red color-coding system for the Key Performance Indicators reports and makes assessments and recommendations about GCRA's financial health. Mr. Moragne asked if the new board members had been educated about the particulars of GCRA's finances. Ms. Proner stated that after Ms. Reese's and Mr. Doolittle's new board member orientation with Mr. Smith, she invited them for a finance-specific orientation meeting with her.

Ms. Proner stated that we are still waiting for the \$200,000 from the County; she reminded the board that she recently learned from County officials that the funding was contingent upon taxes being collected, and the County has been waiting for tax payments that have been delinquent. In light of this, she and Mr. Smith have decided to adjust GCRA's budget to the \$1.8 million that the County has paid rather than \$2 million; once the \$200,000 is received, it will be reflected in updated budget figures. Ms. Proner has begun the discussion with County officials regarding the budgeting process for next fiscal year. Ms. Reese asked when County Council votes on their budget. Ms. Proner responded that it is typically around March of each year. Budgets must be in place by the end of June, which is fiscal year-end for State and local government as well as GCRA. She also noted that the funding we are now requesting is the second year of a previously approved allocation.

Ms. Proner stated that the final draw for the Fairview Townhomes project occurred in December. The first townhome sale also occurred in December, resulting in a repayment of \$175,000 towards the bank note. The loan includes 36 months of interest-only payments, so we have until August of next year to restructure the loan or repay it. Selling eight to nine units will result in full payoff. Mr. Smith stated that three more sales contracts have been executed; a slight increase to the subsidy level as approved by HUD has made a significant difference in potential buyer eligibility. Shifting out of the holidays and into tax return season is also boosting buyer interest.

5. Operations Committee.

- a. Approval of Annex Renovation Profile.** Mr. Doser stated that the Committee unanimously approved a contract with Upland Builders in the amount of \$321,063 for renovation of the Operations Annex as presented. He stated that staff had shared the floor plan and scope of work, and noted that after a second round of bidding, the low bid received was well within staff's cost estimate.

On a motion by Ms. Ernul, the Board unanimously approved the contract as presented.

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

- a. Consolidated Plan Status.** Mr. Smith stated that staff have met with three of the five municipalities, with the cities of Mauldin and Greer remaining tomorrow and next week, respectively. All meetings have been positive, some with new ideas and plans for expending their funding allocations. Mr. Smith noted that the City Council meetings are listed in the calendar of the board packet; he and Mr. Reynoso will be presenting at the meetings.

- b. March Administration Committee Meeting Update.** Mr. Smith showed a draft of the March Administration Committee meeting agenda, noting that it will include a number of approval items for funding subrecipients and other agency partners. He asked the committee members to prepare for a meeting time likely over an hour. Ms. Proner stated that this process leads into our annual budget planning, and Mr. Doser noted that it will all be contingent upon receiving our typical funding through the US Department of Housing and Urban Development (HUD).

7. Adjournment. There being no further business, on a motion by Ms. Kizer, seconded by Ms. Reese, the meeting was adjourned at 1:04 p.m.

Secretary



Memorandum

To: GCRA Board Members

From: Diana Weir, Administration Committee Chair

Re: Administration Committee Meeting, March 11, 2025

Date: March 11, 2025

- 1. Opening and Roll Call.** The Administration Committee met on Tuesday, March 11, 2025, at 12:30 p.m. Committee members present were Diana Weir, Chair; Jane Kizer, Vice Chair; Barry Coleman; Dean Doolittle; and Joanna Reese. Amy Coleman was absent. Staff present were Joe Smith, Executive Director; Pamela Proner, Finance Director; José Reynoso, Senior Community Development Planner; Mary Rivera, Associate Community Engagement Specialist; and Meg Macauley, Senior Executive Assistant & Office Manager.
- 2. Invocation.** The invocation was offered by Ms. Kizer.

Action Items: The following items which were considered by the Administration Committee must be approved or ratified by the Board.

- 3. Approval of PY 2025 CDBG Unincorporated Public Service Subrecipients.** Mr. Reynoso gave an overview of the annual funding cycle process for subrecipients and other agency partners; it begins with publishing a notice of availability of funds, and continues into training sessions, application submission, and review by a committee of staff members from all three departments. Staff members score the submissions and meet to discuss and make recommendations for funding, which are then presented to the Administration Committee and the full Board for approval. Mr. Reynoso noted that new agencies are welcome to apply; they must be able to demonstrate capacity and professional expertise. Once funding is approved, the agencies and partners are sent award letters; funding and final amounts are always contingent upon GCRA's funding allocation from the US Department of Housing and Urban Development (HUD). Ms. Proner added that GCRA must set aside an amount not to exceed 15 percent of the total grant funds for public service agencies. The figures presented are based upon last year's funding level; when we receive our final award from HUD, amounts will be adjusted accordingly. Mr. Smith stated that he hopes to receive notification of funding allocation by May or June this year.

Ms. Rivera referenced page 5 of the packet and reviewed each agency's funding request and staff recommendations. The subrecipients recommended for funding this year include Greenville Free Medical Clinic, Human Relations Commission, Meals on Wheels, Safe Harbor, Unity Health on Main, and Upstate Warrior Solutions, for a total budgeted amount of \$302,000. Several committee members posed questions; discussion ensued, and all questions were answered satisfactorily.

On a motion by Ms. Kizer, seconded by Mr. Doolittle, the Committee unanimously approved the Program Year 2025 CDBG Unincorporated Public Service Subrecipient funding as presented.

4. **PY 2025 CDBG Municipal Subrecipient Information.** Mr. Reynoso stated that the municipality funding recommendations will be approved by each city council, so the board does not vote on this. Ms. Rivera then referenced page 6 and reviewed each agency or program seeking funding and staff recommendations. Ms. Proner noted that part of our service to the five municipalities is managing their funding allocations for them; we assist with recommendations and informing them what qualifies based on HUD requirements.
5. **Approval of PY 2025 ESG Subrecipients.** Ms. Rivera referenced page 7 and reviewed each agency's funding request and staff recommendations. The subrecipients recommended for funding this year include Human Relations Commission, Pendleton Place, Safe Harbor, United Housing Connections, and United Ministries for a total budgeted amount of \$220,402.18.

On a motion by Mr. Doolittle, seconded by Ms. Kizer, the Committee unanimously approved the Program Year 2025 CDBG Emergency Solutions Grant (ESG) Subrecipient funding as presented.

6. **Approval of PY 2025 Home Repair Subrecipient.** Mr. Reynoso referenced page 8 and stated that we have one applicant being recommended for funding this year: Rebuild Upstate, for a budgeted amount of \$57,500. Typically, Habitat for Humanity applies as well, but they are working through the prior year's funding and plan to reapply next year.

On a motion by Ms. Kizer, seconded by Mr. Doolittle, the Committee unanimously approved the Program Year 2025 Home Repair Subrecipient funding for Rebuild Upstate as presented.

7. **Approval of PY 2025 Developer/Partner.** Mr. Reynoso referenced page 9 and stated that we have one applicant being recommended for funding this year: CommunityWorks, for a budgeted amount of \$150,000.

On a motion by Mr. Doolittle, seconded by Ms. Kizer, the Committee unanimously approved the Program Year 2025 Developer/Partner funding for CommunityWorks Carolina as presented.

8. **Approval of PY 2025 Community Housing Development Organization (CHDO).** Mr. Reynoso referenced page 9 and stated that we have one applicant being recommended for funding this year: Habitat for Humanity, for a budgeted amount of \$156,000. Ms. Weir noted that becoming a CHDO is difficult and is therefore a rare designation.

On a motion by Mr. Doolittle, seconded by Ms. Reese, the Committee unanimously approved the Program Year 2025 Community Housing Development Organization (CHDO) funding for Habitat for Humanity as presented.

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Please review the following items of business discussed at the Administration Committee meeting. These items will not be discussed in the Board Meeting unless there is a question or comment about them.

9. Administration Reports

- a. **Subrecipient Report.** Mr. Reynoso presented the report, stating that thanks to Ms. Rivera's diligent work, we have received several more reimbursement requests.
- b. **HOME-ARP Subrecipient Performance Report.** Mr. Reynoso presented the report, stating that we are down to the last 24 percent of funding for ARP that is not related to shelters or affordable housing. Ms. Proner noted Ms. Conley's recent departure due to relocation for her husband's job, and praised Ms. Rivera for taking on additional responsibilities and oversight of all subrecipients.
- c. **CDBG Timeliness Test.** Mr. Reynoso presented the report, noting that the goal by May of 2025 is a ratio of 1.5; we are currently at a ratio of 1.59, meaning that by May, we need to disburse \$256,031 to be in compliance with CDBG guidelines. Ms. Reese asked if we are on schedule for this time of year. Ms. Proner stated that since publication of the packet, we have already reduced the remaining figure to about \$185,000, which is not a concern; staff discuss expenditures weekly to ensure timeliness requirements will be met.

10. Financial Reports

- a. **Financial Highlights – KPI.** Ms. Proner reviewed the financial report for the month of January. The cash balance decreased slightly, which is not concerning but is just consistent with expenditures. Total Assets are about the same. Notes Payable increased by about two percent, attributable to the final draw for the Fairview Townhomes project. Net Position remained relatively unchanged. Regarding Revenue and Expenditures, we spent some program income and other funding that did not return as revenue. The rental portfolio had a small income of \$354 for the month with a year-to-date balance of \$53,815 after an intercompany transfer.

GCRA's balance in the Local Government Investment Pool (LGIP) is \$8.7 million, representing 76 percent of total cash. \$32,975 in interest was earned in January, at an average interest rate of 4.55 percent. The rate is down slightly but is still profitable compared to the bank. Since we began investing in the LGIP last March, \$403,972 has been earned.

Ms. Proner stated that we are still awaiting the remaining \$200,000 from the County. This amount was originally written into our budget, but since so much time has passed, and as we have since learned that it will only be paid to us after the County's collection of delinquent taxes, we have reduced our budget by \$200,000. We may also want to rethink how we budget for next fiscal year. Ms. Proner has already contacted County officials about the timing and amount for 2025 funding; she has not yet received a response.

- b. **January Financials.** There were no questions posed for Ms. Proner regarding the financial statements.

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

- a. **Annual Action Plan Meetings.** Mr. Smith stated that all meetings with municipalities have occurred and were very positive. The City of Greer owns two lots in the Needmore community that are more buildable than the Canteen Avenue lots GCRA already owns. Contingent upon approval by Greer City Council, Greer officials plan to deed the lots to GCRA for construction of two single-family homes for sale.

Mr. Smith shared details about Snow Street Place Apartments, constructed about 20 years ago by Nehemiah Community Revitalization Corporation in partnership with the City of Greer and Senior Action and for which GCRA loaned \$300,000 towards construction of 48 affordable senior apartments. The loan matures this year; Senior Action representatives contacted and have met with GCRA staff to discuss their options. GCRA will contact Greenville Housing Fund to request their assistance in identifying a buyer for the apartment complex to ensure that Snow Street Place remains affordable.

- b. **City of Travelers Rest Proposed Project.** Mr. Smith shared that the Greenville Housing Fund is seeking \$76,000 in City of Travelers Rest CDBG funding for Harmony Ridge Apartments. They previously utilized \$50,000 in funding to replace HVAC units for the property and are now seeking to replace more. The city administrator is supportive of the request.
- c. **Fairview Townhomes.** Mr. Smith stated that another townhome will be sold tomorrow, and two additional closings should be completed by the end of March. Increasing maximum subsidies to \$50,000 allowed several more buyers to qualify. Mr. Smith noted that rising insurance costs have been extremely problematic, particularly for the townhomes because the increases affect both the individual buyers and the homeowners' association fees.
- d. **Technical Assistance; Brownfields Grant.** Mr. Smith stated that after being contacted recently by former board member and former County Councilman Fred Payne, he met with representatives of Valley Brook Outreach Baptist Church to provide advice regarding potential development of property the church owns. The church is seeking to provide affordable housing, a community center, and a transportation hub on their 25-acre parcel, if they can obtain funding to extend a nearby sewer line to provide sewer access for the property. In addition to providing technical assistance, GCRA may be able to assist Valley Brook with Phase I environmental assessment for this property and another one they may sell to fund their development; Mr. Smith has encouraged them to apply for our Brownfields grant program.

- e. **Greenville County Emergency Management Group.** Mr. Smith stated that he was invited to attend a March 6th meeting of the Emergency Management Group which included representatives from Greenville as well as Anderson and Pickens Counties. These groups along with FEMA representatives are working on a long-term disaster recovery plan in the wake of Hurricane Helene's effects; funding to administer this effort may be available. Meanwhile, GCRA has received approval for Disaster Assistance Program (DAP) funding for repairs to homes damaged by the hurricane. Information about GCRA's participation in DAP will soon be on our website. Mr. Smith praised Ms. Proner and other staff who sought application and who will handle intake.

 - f. **County Council Updates.** Mr. Smith stated that he and Mr. Coleman met with County Councilman Benton Blount last week regarding the potential for several properties to be deeded to GCRA; Councilman Blount was extremely receptive and is supportive of GCRA receiving the parcels. County Planning leadership will seek approval for three of the parcels through the County's Finance Committee in April, before the action can move to full County Council for approval.
12. **Adjournment.** There being no further business and on a motion by Ms. Kizer, seconded by Mr. Coleman, the meeting was adjourned at 1:49 p.m.

GCRA Financial Highlights
Month at a Glance January 25

<u>Government-Wide</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>Change from FY24 (FYTD)</u>	<u>%</u>
Cash	11,428,439	Decrease	-4%	Decrease	-8%
Total Assets	44,273,863	Increase	0%	Increase	9%
Notes Payable	3,360,790	Increase	2%	Increase	7%
Debt-to-income			4%		0%
Net Position	37,621,758	Decrease	0%	Increase	10%
Net invest. in capital assets	12,074,269	Decrease	0%	Increase	33%
Unrestricted net assets	25,547,489	Increase	0%	Increase	2%

<u>Governmental Funds</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>
Revenue	489,625	Decrease	-60%	4,856,105
Expenditures	920,245	Increase	14%	5,569,052
Net change in fund balance	(430,620)	Decrease	-203%	(712,947)

<u>Rental Portfolio</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>
Net Income (loss)	354	Decrease	-92%	53,815 *

<u>Local Government Invest. Pool</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>
LGIP Balance	8,716,022	% of total cash:	76%	
Interest Earned	33,975	Avg Interest rate:	4.61%	403,972

Notes:

GCRA is still waiting on the \$200,000 FY24 Budget balance to be received from the County.

Monthly Highlights:

Developer Draw - NHE Parkside @ Butler II nearly complete

Rental Portfolio:

*with intercompany transfer



Memorandum

To: GCRA Board Members
From: David Doser, Operations Committee Chair
Re: Operations Committee Meeting, March 13, 2025
Date: March 13, 2025

1. **Opening and Roll Call.** The Operations Committee met on Thursday, March 13, 2025, at 12:30 p.m. Committee members present were David Doser, Chair; James Hammond, Vice Chair; Denise Ernul; Robert Julian; and Walter Moragne. Staff present were Joe Smith, Executive Director; Levi Chesney, Project Manager; and Meg Macauley, Senior Executive Assistant & Office Manager.
2. **Invocation.** The invocation was offered by Mr. Doser.

Please review the following items of business discussed at the Operations Committee meeting. These items will not be discussed in the Board meeting unless there is a question or comment about them.

3. Operations Reports

- a. **Home Sales Report.** Mr. Chesney presented the Home Sales Status Report for February, noting the three Fairview townhomes under contract. One closing took place yesterday, and two more are expected to be sold by the end of the month. Mr. Smith noted that with these sales, we will be about halfway towards repaying the bank loan; sales of the remaining six units will return as Program Income.
- b. **Rental Property Reports.** Mr. Chesney presented the Rental Report for February. He stated that only two units are vacant, 133 Will Street and 15-A Pine Street. A ramp is being constructed for 133 Will Street for a tenant who is scheduled to occupy the home.

The Rental Delinquency Report for February showed a past due balance of \$19,313; this figure was reduced to \$10,058 since packet publication, attributable to one eviction and three tenants bringing their accounts current. Discussion ensued regarding eviction rules and processes, factors that contribute to tenants being chronically delinquent, and resources for tenants seeking financial assistance.

- c. **Operations Activity Report.** Mr. Chesney presented the Activity Report for February. Eight owner-occupied repair projects are nearing completion and will be paid out soon. There is a considerable backlog of clients who are slow to complete their application process including all necessary documentation.

Mr. Smith stated that staff are now planning to proceed with six duplex units for one half of the Gridley Place project, and plan to construct single-family homes for sale on the other half. This will present a cost savings; by placing the townhomes into our rental portfolio, no homeowners' association will be necessary.

The demolition listed as pending for 302 Sunnyside Drive in the City of Greer will be removed from the report, as Greer officials have decided to pursue demolition in another way.

Mr. Smith stated that three Rebuild Upstate projects are underway. Rebuild staff have informed him that they are working on capacity-building via a new warehouse facility for staging materials as well as through an increased volunteer base.

- d. **Public Works Report.** Mr. Chesney stated that bidding for Gridley Place infrastructure should be completed by the end of March. He is still working with engineers and is in contact with the Department of Transportation and others regarding the Iola Wilson Street project. There have been delays in engineering and design work; GCRA's engineers are now finishing Gridley Place work and are moving their focus to the Iola Wilson project full-time.

Mr. Moragne inquired about the status of the Greenbriar Street area. Mr. Smith responded that it is still part of Phase VI in the Brutontown master plan and will be addressed after the Iola Wilson Street project is completed.

- 4. **Other Business – Executive Director Updates.** Mr. Smith provided updates as follows:
 - a. **County Council Updates.** Mr. Smith stated that he and Mr. Coleman met with County Councilman Benton Blount last week regarding the potential for several properties to be deeded to GCRA; Councilman Blount was extremely receptive and is supportive of GCRA receiving the parcels. County Planning leadership will seek approval for three of the parcels through the County's Finance Committee in April, before the action can move to full County Council for approval.
 - b. **Annual Action Plan Meetings.** Mr. Smith stated that all meetings with municipalities have occurred and were very positive. Mr. Reynoso will be attending the Fountain Inn City Council meeting tonight; Mr. Smith noted that local news station WSPA 7 contacted GCRA for additional information about the Annual Action Plan budget for Fountain Inn and a reporter interviewed him for a new story to be aired soon.
- 5. **Adjournment.** There being no further business and on a motion by Mr. Moragne, seconded by Ms. Ernul, the meeting was adjourned at 1:17 p.m.

WSPA News 7

Upstate city leaders to expand affordable housing as part of action plan

March 18, 2025 – Simone Jameson

FOUNTAIN INN, S.C. (WSPA) – Fountain Inn city leaders are working together with Greenville County Redevelopment Authority on a more than \$133,000 budget for their 2025 annual action plan. They said nearly sixty percent of the funds will be used for infrastructure, expanding their affordable housing inventory.

“This layer of financing allows you to create a product that’s affordable for somebody who is a workforce member. A first responder for instance. Someone who is making pretty okay money but they’re not making hundreds of thousands of dollars,” said Greenville County Redevelopment Authority Executive Director Joe Smith.

Smith said they plan to use community development block grants (CDBG) and HOME funds from the U.S. Department of Housing and Urban Development to build new affordable housing options near the Emmanuel Sullivan Sports Complex. This is housing that won’t take more than a third of a family’s monthly income to rent. Smith said they used federal dollars to build nearly 1,000 units of affordable housing in the last six years, and they’re doing what they can to grow that.

“It’s a critical component for us to have these dollars in our community. And I like to tell people the dollars that come in here, it’s an economic development issue as well,” Smith also said. “The people doing these repairs, they’re local businesses; they’re local builders; they’re local subcontractors, that money comes back into the community.”

Smith added it could take anywhere from 18 months to two years for the homes to be ready. The action plan heads to the Greenville County Council for approval in May.