



**Minutes**  
**Greenville County Redevelopment Authority**  
**Regular Session**  
**Tuesday, January 28, 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 (virtually)  
Joanna Reese  
Diana Weir

**Guests:** Zach Hines  
Adam Taylor

**Staff Members Present:** Joe Smith, Executive Director  
Pamela Proner, Finance Director (virtually)  
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. Two guests, Mr. Zach Hines and Mr. Adam Taylor, requested to bring an item of business before the board. Mr. Smith informed them that all items of business must be published on the meeting agenda in advance, but that they were welcome to attend and observe the meeting and that he would be glad to meet with them afterwards to discuss their request.
2. **Invocation.** The invocation was offered by Mr. Doser.
3. **Approval of the December 5, 2024 Board Minutes.** On a motion by Mr. Doser, seconded by Mr. Hammond, the Board unanimously approved the minutes of the December 5, 2024 Board meeting as presented.
4. **Election of Vice Chair.** Mr. Coleman opened the floor for nominations for Vice Chair. Mr. Doser nominated Ms. Ernul; Ms. Coleman seconded the nomination. Ms. Coleman moved to close nominations for Vice Chair; Ms. Weir seconded. Ms. Ernul was appointed Vice Chair by acclamation.

5. **Administration Committee.** Mr. Coleman stated that there was no Administration Committee meeting. Mr. Smith noted that the Financial Highlights (KPI) report was provided on page 6 of the packet, and stated that the finances are in solid condition.
6. **Operations Committee.** Mr. Coleman stated that there were no approval items presented at the October Operations Committee meeting, and that Mr. Smith would reiterate Executive Director updates provided at the committee meeting for the full board.
7. **Other Business – Executive Director Updates.** Mr. Smith provided updates as follows:
  - a. **Board Composition.** Mr. Smith reiterated what was shared at the Operations Committee meeting: County Council staff have informed us that they will open the board vacancy for applications during their spring cycle as opposed to waiting until the standard fall cycle, as this is a special case. Until that time, the Operations Committee has five members, and the full board consists of eleven members. The committees will need to elect their officers at the February meetings; board officers are not eligible to be committee officers.
  - b. **Consolidated Plan Status.** Mr. Smith stated that staff had been planning to complete the Consolidated Plan process in-house, but found a consultant that could provide the services for which we had previously advertised. A proposal has been executed, and work is beginning immediately. Deadlines may shift a bit because the process is all predicated on GCRA having received a final budget from the federal government.

To that end, Mr. Smith addressed concerns regarding recent actions of the new administration to suspend all federal grants and loans, and the related memorandum sent from the Office of Management and Budget (OMB). Until further information is available, GCRA plans to carry out its business as usual. Our contracts are written with contingencies for federal funding being received. Mr. Smith noted that, if necessary, we can contact our representatives at the federal level to remind them how critical our funding is. Line items affecting GCRA’s funding have been in jeopardy before and were subsequently restored.
  - c. **Project Drive-In.** Mr. Smith stated that he has been in contact with the County Attorney’s office; the deed for the three parcels is complete and in final review, and recordation is expected next week. Mr. Smith added that he is also in conversation with the County Planning office regarding their offer of assistance with long-range planning for the property.
  - d. **Project Piedmont.** Mr. Smith showed a map of the parcel and spoke about the portion that is buildable and the portion that includes a power line easement and backs up to the Saluda River. He has spoken with County representatives about the possibility of them deeding this property to GCRA for development of an estimated 10 to 12 detached single-family homes, as well as a potential partnership with the County Recreation Department regarding access to the Saluda River.

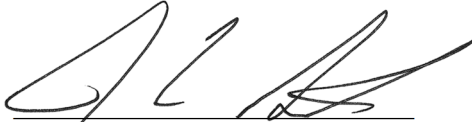
- e. **Project Woodfield.** Mr. Smith stated that staff are working with engineers to restart the plan for developing the property into single-family affordable housing; several years have passed since GCRA's original consideration of plans for the parcel, so a budget update is necessary. Community outreach must occur before proceeding with receiving or developing the property; meetings with neighborhood residents will take place at the Upstate Circle of Friends facility.
- f. **“Project Ball Field,” “Project Railroad,” and Others.** Mr. Smith showed maps of several additional parcels about which he is in conversation with County representatives. Due diligence is necessary to determine if GCRA would be able to develop the parcels without great difficulty and expense.
- g. **Potential Partnership with United Ministries.** Mr. Smith has been in conversation with leadership of United Ministries regarding potential partnership for developing a transitional housing model which would be managed by United Ministries, with technical assistance provided by GCRA. Multiple sites have been discussed, and we are still working towards finding a suitable location for this project. Discussion ensued regarding the “tiny house” concept, density, and GCRA direct-production versus funding of partner agencies.
- h. **Board iPads.** Mr. Smith spoke about the expenses associated with GCRA iPads and Apple accounts, and invited anyone not using or benefiting from the iPads to consider returning them.
- i. **Board Retreat.** Mr. Smith stated that he and Chairman Coleman have decided not to schedule a board retreat for the springtime. Given the robust discussions that have been occurring at every committee and board meeting, it does not seem that a retreat is necessary in the immediate future. Mr. Smith reiterated that he always invites meetings, conversation, and questions, and welcomes any board member to speak to him with ideas or concerns at any time.

Mr. Hammond expressed concern about the need for GCRA to participate in the development of a high number of housing units, as was the consensus at the last retreat. Discussion then ensued regarding the way GCRA participates in the development of affordable housing, via in-house projects that are run directly by GCRA staff, as well as through the funding of housing development partners such as NHE, Mercy Housing, and the Greenville Housing Fund. While GCRA is able to focus on construction and sale of single-family detached homes, maintaining a rental portfolio, and providing repairs for owner-occupants, our housing partner agencies are able to layer funding in order to develop high-density affordable housing. In this way, GCRA contributes to the housing needs of households at 30-50 percent of area median income (AMI) as well as those in the 50-80 percent range.

Ms. Reese inquired about repairing existing housing stock. Mr. Smith explained that GCRA sometimes receives properties through foreclosure action on old loans; in the past, the houses were often repaired and resold, but in recent years, we have more often opted to repair the houses and add them to our rental portfolio. In addition, GCRA's owner-occupied repair loans and grants help to allow existing homeowners to age-in-place safely. Mr. Smith also shared that staff have just received notification that we are being awarded almost one million dollars in Disaster Assistance Program (DAP) funding through the State Housing Authority. The funds will be used for repairs to properties damaged by Hurricane Helene.

Ms. Kizer asked if there is any indication as to how the freezing of federal funds may affect Greenville County, and in turn, GCRA. Mr. Smith stated that there has been no communication from HUD or County representatives regarding the latest actions.

8. **Adjournment.** There being no further business, on a motion by Mr. Doser, seconded by Ms. Weir, the meeting was adjourned at 1:18 p.m.



Secretary