



**Minutes**  
**Greenville County Redevelopment Authority**  
**Regular Session**  
**Tuesday, March 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

**Guest Present:** DJ Wilson

**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, Ms. DJ Wilson, was in attendance because of her interest in applying for appointment to the board.
2. **Invocation.** The invocation was offered by Mr. Doser.
3. **Approval of the February 25, 2025 Board Minutes.** On a motion by Ms. Weir, seconded by Mr. Moragne, the Board unanimously approved the minutes of the February 25, 2025 Board meeting as presented.
4. **Administration Committee.** Ms. Weir praised staff for their diligent work in reviewing the funding request applications and for presenting the information to the Committee members.
  - a. **Approval of PY 2025 CDBG Unincorporated Public Service Subrecipients.** Ms. Weir stated that the committee unanimously approved the Program Year 2025 CDBG unincorporated public service subrecipient funding as presented.

On a motion by Mr. Doser, the Board unanimously approved the Program Year 2025 CDBG unincorporated public service subrecipient funding.

- b. Approval of PY 2025 ESG Public Service Subrecipients.** Ms. Weir stated that the committee unanimously approved the Program Year 2025 Emergency Solutions Grant (ESG) public service subrecipient funding as presented.

On a motion by Ms. Coleman, the Board unanimously approved the Program Year 2025 ESG subrecipient funding.

- c. Approval of PY 2025 Home Repair Subrecipient.** Ms. Weir stated that the committee unanimously approved the Program Year 2025 home repair subrecipient funding for Rebuild Upstate as presented.

On a motion by Mr. Moragne, the Board unanimously approved the Program Year 2025 home repair subrecipient funding.

- d. Approval of PY 2025 Developer/Partner.** Ms. Weir stated that the committee unanimously approved the Program Year 2025 developer/partner funding for CommunityWorks as presented.

On a motion by Ms. Ernul, the Board unanimously approved the Program Year 2025 developer/partner funding.

- e. Approval of PY 2025 Community Housing Development Organization (CHDO).** Ms. Weir stated that the committee unanimously approved the Program Year 2025 funding for Habitat for Humanity as presented.

Mr. Hammond asked about the project that will be funded by this award; Mr. Smith responded that it will be for completion of two to three more houses on Sturtevant Street, where Habitat has been building and which GCRA has funded this year.

On a motion by Mr. Moragne, the Board unanimously approved the Program Year 2025 CHDO funding.

Mr. Doser noted that Habitat for Humanity was not funded for the new year because they are still operating on a previous year's funding. Mr. Smith added that after suffering reduction in staffing during the COVID pandemic, they have been increasing capacity and doing well under the leadership of their new Executive Director, LaTonya Phillips. Their sponsorship numbers have increased and they have cultivated excellent relationships with local vendors.


- f. Financial Highlights/KPI.** Ms. Proner stated that one developer partner, NHE, completed a draw for the Parkside at Butler project which is nearing completion. Notes Payable reflects the final draw for construction of the Fairview Townhomes. The LGIP balance is still very healthy, at \$8.7 million, having earned \$33,000 in interest during the last month for a total of \$403,000 earned year-to-date. Ms. Proner also noted that on March 14<sup>th</sup>, the County paid GCRA one million dollars toward the current fiscal year; we still lack the \$200,000 from the previous fiscal year.

5. **Operations Committee.** Mr. Doser stated that there were no approval items presented at the March Operations Committee meeting. He noted that one more Fairview townhome has been sold, with two more closings scheduled for Friday. Only two rental units were unoccupied, with one being renovated in preparation for a new tenant.
6. **Other Business – Executive Director Updates.** Mr. Smith provided updates as follows:
  - a. **County Council/Properties Update.** Mr. Smith stated that he will seek meetings and tours for Councilman Collins and Councilwoman Long. Properties for Projects Piedmont, Ballfield, and Railroad should be on the Finance Committee agenda for April. Phase I environmental review is in process for these properties, facilitated by GCRA's Brownfields grant.
  - b. **Annual Action Plan Meetings.** Mr. Smith stated that he and Mr. Reynoso will attend the Greer City Council meeting that evening, which is the last one for the year. Mr. Smith has received positive feedback about Mr. Reynoso's presentations at the other city council meetings, and councilmembers have been engaged in the process.
  - c. **Snow Street Place Apartments, Greer.** Mr. Smith reviewed the history of this development and stated that staff have visited the property and found it to be in good condition, just in need of some standard maintenance. Management of the units has gone more smoothly since it was switched to a local company. The Greenville Housing Fund will assist Senior Action in identifying a buyer, or may purchase the complex themselves. Mr. Doser restated that the goal is for Senior Action to sell the apartment complex and for it to remain affordable. This is a similar situation to the Harmony Ridge units in Travelers Rest.
  - d. **Greenville County Longterm Recovery Group.** Mr. Smith stated that he met Thursday with this group who are developing a framework such that when a natural disaster occurs, there are a number of resources available to assist citizens who are underinsured, uninsured, or otherwise economically disadvantaged. A challenge in this effort is determining how best to communicate the available resources to the people who may need them, as certain demographics are not internet-savvy, and some folks are suspicious of government entities. Ms. Ernul suggested involving local fire departments who know their small communities well.
  - e. **Tours of Affordable Housing.** Mr. Smith showed on-screen an invitation sent to County Council, inviting them to participate in a tour of affordable housing; this is a joint effort by GCRA, the Greenville Housing Fund, Homes of Hope, and NHE to showcase affordable homes constructed recently in the county by these four agencies, as well as properties that have stood the test of time over a number of years.
  - f. **HUD Findings Update.** Mr. Smith reminded the board of deficiencies identified by our HUD representatives regarding some environmental clearance procedural issues. Staff have worked diligently to strengthen our internal processes to comply with HUD environmental assessment guidelines. Today, we received a letter stating that all issues are now clear and we have completed all requirements to satisfy HUD's criteria.

- g. County Funding Allocation Update.** Ms. Proner stated that she has received the expected one-million-dollar allocation from the County. As County Council is entering their budget cycle discussion for the next two fiscal years, GCRA is lobbying Council members in regards to continuing current levels of funding. Applications for Affordable Housing Fund dollars were less this year due to no LIHTC projects being funded in Greenville County; developers are restructuring their projects in order to hopefully continue regardless of State funding.
- h. Questions.** Mr. Doser requested that Mr. Smith provide an update about the Gridley Place project in the Sans Souci community for the benefit of the full board. Mr. Smith showed a map of the two parcels on Gridley and Morris Streets and explained that we have encountered development issues because of choosing the Flexible Review District (FRD) zoning designation. Discussion ensued regarding types of zoning and the limitations of each. We will proceed with three duplexes on the north side to create six more units of affordable rental housing with no cost to us outside of HOME funds, and with no homeowners' association necessary. However, on the south side, rather than building townhomes for homeownership as with the Fairview model, we plan to construct four single-family houses for sale; a homeowners' association will not be necessary here either. Staff will soon bid the infrastructure work to include the sewer line on Morris Street in order to facilitate construction of the townhouses under current zoning while seeking rezoning for the southern part of the site to allow for single-family residences.

Ms. Coleman inquired about the status of hiring a new Program Manager and Operations Director. Mr. Smith responded that several interviews have been conducted for the Program Manager position; candidates have been strong, but Mr. Smith is not confident that we have identified the ideal person yet. Additionally, it is worth considering that the Department of Housing and Urban Development may be significantly changed soon in light of current staffing cuts, so we may be wise to wait and reconsider the responsibilities and needs of GCRA's Program Department. Meanwhile, Mr. Reynoso, with assistance from directors and from GCRA's consultant for the Consolidated Plan, has been doing an excellent job of maintaining contact with HUD representatives and meeting deadlines. Mr. Smith also shared that Mr. Chesney, GCRA's new Project Manager, is doing a wonderful job and is gaining experience with HUD requirements and County processes. Therefore, it is not necessary to fill the Operations Director position at this time. Mr. Smith thanked Ms. Coleman for her question and concern, and reiterated that he always welcomes and encourages questions from board members.

- 7. Adjournment.** There being no further business, on a motion by Ms. Kizer, seconded by Mr. Doser, the meeting was adjourned at 1:17 p.m.



Secretary