



**Minutes**  
**Greenville County Redevelopment Authority**  
**Regular Session**  
**Tuesday, April 22, 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  
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., who then welcomed Ms. DJ Wilson as the newest member of the board.
2. **Invocation.** The invocation was offered by Mr. Moragne.
3. **Approval of the March 25, 2025 Board Minutes.** On a motion by Mr. Doser, seconded by Ms. Ernul, the Board unanimously approved the minutes of the March 25, 2025 Board meeting as presented.
4. **Administration Committee.** Ms. Weir stated that there were no approval items presented at the committee meeting.
  - a. **Financial Highlights/KPI.** Ms. Proner presented the Financial Highlights for the month of February, noting that Total Assets show an increase of seven percent because she removed the \$200,000 that the County has not paid us and created an Accounts Receivable line item for it instead, with an offsetting Unearned Revenue account. In March, we received \$1 million from the County, which is reflected as a reduction of Assets and recognition of Revenue. Debt-to-income was at four percent, which will continue to decline as homes are sold. Revenue was \$430,773 and Expenditures were \$406,337, for a net of \$24,436.

The LGIP account earned \$30,470 in interest during the month at an average interest rate of 4.56 percent, for a total of \$434,442 earned year-to-date.

Mr. Doser asked if anything different should be done in the future regarding the budget. Ms. Proner responded that this was the first time that we have not received all funds allocated by the County; next time, we will not budget for the funds without greater certainty. Discussion ensued regarding expected funds, budgeting, and the effects of available funds and LIHTC program changes on potential development partners. Mr. Smith added that we are hopeful that State Housing will remove their limitation of only allowing one LIHTC application approval in Greenville County.

**5. Operations Committee.**

- a. Construction Cost & Sales Price Profile.** Mr. Doser stated that the Committee unanimously approved an updated construction cost of \$151,000 and a sales price of \$275,000 for a house to be built at 1306 W. Bramlett Road in the City View community. He noted that the construction cost presented is a staff estimate and that the job will be bid after approval, and that the purchase price will be subsidized substantially, such that a buyer will only have a loan of about \$200,000.

On a motion by Ms. Weir, the Board unanimously approved the construction cost and sales price as presented.

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

- a. Ribbon-Cutting Event.** Mr. Smith invited the board to a ribbon-cutting event to celebrate kick-off of a MetroConnects sewer line replacement project in the Union Bleachery community on Monday, May 5<sup>th</sup> at 10:30am. GCRA made a commitment to provide \$500,000 towards the project over two fiscal years.
- b. County Council/Properties Update.** Mr. Smith stated that he hopes the properties for Projects Piedmont, Ballfield, and Railroad will go before the Finance Committee in May. Phase I environmental review is still in progress for these properties, facilitated by GCRA's Brownfields grant.

Mr. Smith stated that the second affordable housing tour with partner agencies to showcase affordable housing in the Upstate will take place the next day, for Councilman McGahhey.

- c. Consolidated Plan Progress.** Mr. Smith stated that staff are reviewing the draft document; we are on schedule with our consultant to complete the process on time.
- d. Longterm Disaster Response.** Mr. Smith stated that yesterday he attended the second meeting with the Greenville County Long-term Recovery Group. Additionally, staff have met with South Carolina Office of Resiliency (SCOR) representatives to discuss working together on long-term recovery efforts in the state.
- e. GCRA "Report Card."** Mr. Smith shared a PowerPoint that provides information about two years of owner-occupied repair program production, composition of GCRA's rental portfolio by AMI categories and number of clients housed, and all projects financed by Affordable Housing Fund (AHF) dollars from 2019 to 2025. Of note: 82 percent of GCRA's rental units serve people at or below 80 percent of area median income. Also of note: GCRA

contributed \$7.9 million towards 22 AHF projects with a total cost of over \$232 million, for 958 units completed at a GCRA investment of \$8,208 investment per unit.

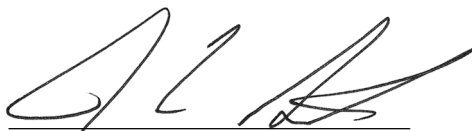
Questions were posed and discussion ensued regarding the housing outlook in Greenville County and GCRA's place in it. Challenges include uncertainty of federal and county budgets, slow-down in projects and cooling of the housing market, fewer permits being issued and at a slower rate, higher building costs and insurance rates, and LIHTC program restrictions. GCRA will continue our three-pronged focus on owner-occupied repair work, an affordable rental portfolio, and affordable homeownership. Mr. Smith stated that Ms. Proner is doing an excellent job of managing our finances and noted the performance of the LGIP account. We are confident in moving forward to fill two staff positions. While we await federal and county budget decisions, we are continuing in our mission, pivoting in strategies where necessary, such as altering a portion of the Gridley Place project to provide homeownership units that will not require the added expense of a homeowners' association while also providing rental units using existing designs.

Mr. Smith spoke about a critical point that arose during the tour and discussion with Councilman Farmer, that there are many people who have "followed the rules" and completed higher education and/or skilled trade training, and have gone into careers as emergency medical technicians, teachers, or police officers, and yet cannot afford to rent much less become homeowners in the current market and economy. It is imperative that GCRA and other housing providers work to address what we can, while advocating for continued funding towards affordable housing.

Mr. Smith also spoke about a recent meeting facilitated by Ten at the Top to discuss current barriers to housing affordability, and thanked the board members who attended. There was great discussion among participants regarding impediments such as soft costs and onerous processes; two subsequent meetings will be held over the summer, the next of which is on June 23<sup>rd</sup>, and board members are welcome to attend. The goal is to craft recommendations that will be shared during the Second Annual Upstate Homelessness & Housing Meeting in October, a partnership between Ten at the Top and Upstate Continuum of Care.

Mr. Smith also spoke about recent articles and opinion pieces by some housing partners and supporters of affordable housing, noting Bryan Brown of the Greenville Housing Fund, Terril Bates of The Greenville Housing Authority, and Fred Payne, former GCRA Board member and former County Councilman. Mr. Payne has approached Mr. Smith about writing/crafting editorials for the Post and Courier, focusing on the importance of public transportation and affordable housing and how the two intertwine.

7. **Adjournment.** There being no further business, on a motion by Mr. Hammond, seconded by Ms. Weir, the meeting was adjourned at 1:16 p.m.



Secretary