

.....
WHAT WE DO FOR OURSELVES

DIES WITH US.

WHAT WE DO FOR OTHERS AND THE

WORLD REMAINS AND

.....
IS IMMORTAL.

➔ -ALBERT PIKE ➔

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GCRA Committee Meetings

October 14 & 16, 2025

October 2025

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

November 2025

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

**Administration Committee Meeting Agenda
Tuesday, October 14, 2025 – 12:30 p.m.
GCRA Board Room**

1. Opening and Roll Call
2. *Approval of the 2026 Holiday Schedule (Page 5)
3. *Approval of Revisions to GCRA Board By-Laws (Pages 6 – 15)
4. Administration Reports
 - a) Subrecipient Report (Page 16)
5. Financial Reports
 - a) Financial Highlights – KPI (Page 17)
 - b) August Financials (Pages 18 – 21)
6. Other Business
 - a) Executive Director Updates

*Committee Approval Required

Committee Members: Diana Weir, Chair; Jane Kizer, Vice Chair; Amy Coleman; Barry Coleman; Dean Doolittle; and Joanna Reese

*Staff Assistance: Joe Smith – Executive Director
Pamela Proner – Finance Director
Francisco Arnaiz – Program Manager
Meg Macauley – Senior Executive Assistant & Office Manager*

If any Board member has questions or wishes to discuss any items of business prior to the Committee meeting, please contact Joe Smith at 242-9801, extension 114, or jsmith@gcra-sc.org.

Please let us know if you do not plan to participate.



GCRA

Greenville County Redevelopment Authority

Memorandum

To: Administration Committee

From: Joe Smith
Executive Director

Date: October 14, 2025

Subject: 2026 Holiday Schedule

GCRA OBSERVED HOLIDAYS Effective January 1, 2026

New Year's Day Holiday, Thursday, January 1
Martin Luther King, Jr. Day, Monday, January 19
Presidents' Day, Monday, February 16
Good Friday, Friday, April 3
Memorial Day, Monday, May 25
Independence Day (observed), Friday, July 3
Labor Day, Monday, September 7
Veterans' Day, Wednesday, November 11
Thanksgiving, Thursday, November 26
Day after Thanksgiving, Friday, November 27
Christmas Holidays, Wednesday/Thursday/Friday, December 23 – December 25

The Executive Director, with the approval of the Board, may designate additional holidays.

Staff Recommendation: Approve the proposed 2026 Holiday Schedule.



GCRA

Greenville County Redevelopment Authority

Memorandum

To: Administration Committee

From: Joe Smith
Executive Director

Date: October 14, 2025

Subject: Board By-Law Revisions

A review of the GCRA Board By-Laws has prompted some proposed changes. Some are housekeeping; some are revisions. The entire document follows for clarity and ease of reading.

Staff Recommendation: Approve the By-Law revisions as presented.

By-Laws of Greenville County Redevelopment Authority

Last amended July 22, 2025

Article I – Name and Place of Business

- 1.1 The name of the Authority shall be the “Greenville County Redevelopment Authority.”
- 1.2 The office of the Authority shall be 301 University Ridge, Suite S-4300, Greenville, South Carolina, until such time as it shall be removed by resolution of the Authority Board.

Article II – Mission and Responsibility

- 2.1 The mission of the Greenville County Redevelopment Authority is to ~~improve the quality of life for the citizens of Greenville County through the implementation of innovative community development and revitalization strategies~~ secure resources and educate stakeholders to meet the needs of Greenville County citizens through affordable housing.
- 2.2 The responsibility of the Greenville County Redevelopment Authority shall be to develop plans and effectuate programs necessary to carry out any or all activities provided for in: Act 516 of the South Carolina General Assembly; Chapters 3, 5 and 7 of Title 31, Code of Laws of South Carolina, 1976, as amended; the Community Block Grant Program as set forth by The Housing and Community Development Act of 1974, as amended; the Cranston-Gonzales Affordable Housing Act; the Housing Community Development Act of 1992; such other Laws of the U. S. Government as may apply; and all accompanying rules and regulations as promulgated by the United States Department of Housing and Urban Development; and such other Grant Programs as may be approved by the Authority Board.

Article III – Authority Board, Meetings, and Committees

- 3.1 The “Authority Board” shall consist of twelve (12) members, duly elected by the Greenville County Council for terms and in the manner provided for under Greenville County Ordinance Number 1043, as amended, Section 2-83 of the 1976 Greenville County Code, as amended and subsequent duly adopted ordinances relating to the appointment of “Authority Board” members.
- 3.2 Members of the Authority Board shall be volunteers and shall receive no compensation from the Authority but may receive reimbursement for expenses incurred while acting on the Authority’s behalf or conducting the Authority’s business when said activities have been approved by the Board or its designee.
- 3.3 The Authority Board shall collectively oversee all activities of the Authority, establish policy regarding the Authority’s activities, and approve such grant applications, funding requests, and other matters as it may deem necessary.
- 3.4 Any vacancy on the Authority Board shall be filled by the Greenville County Council in a manner prescribed by County Ordinance. Any Board member whose term has expired may continue to serve until his/her successor has been elected by County Council.

- 3.5 Meetings of the Authority Board shall be held **at least monthly** according to a schedule determined by the Authority Board and published annually. Said schedule may be modified by a majority vote of the Board in which case said change shall be published pursuant to the requirements of the South Carolina Freedom of Information Act.
- 3.6 Special meetings of the Board may be called upon written request of six (6) members of the Board or at the discretion of the Chair. Notice of all special meetings shall be given by telephone, hand delivery, email, courier, or regular mail, provided said notification is made at least twenty-four (24) hours prior to the special meeting. At such special meeting, no business shall be considered other than as designated in the call, except that other business not designated in the call may be transacted at such meeting by the consent of the total membership present.
- 3.7 A quorum of the Board, for the purpose of conducting business and exercising its powers, shall consist of a majority of Board Members, duly appointed and currently serving on the Board. Vacant seats will not be counted in the total number of Board Members for the purpose of calculating a quorum. Once a quorum is established at any Board meeting, all business of the Authority Board transacted at that particular meeting shall be deemed to be “official and valid Authority actions.”
- 3.8 Except as otherwise specifically prescribed by these By-Laws, all decisions at any meeting of the Board, or its committees established pursuant to Section 3.10 and having a quorum as set forth in Section 3.7 above, shall be by majority vote of those present and voting. Each member shall have one, and only one, vote. **Voting by proxy is not permitted. Virtual attendance is permitted, if a Board member would otherwise be unable to attend. Attendance at any Board or Committee meeting by a Board Member shall be in person, provided that, in the case of an emergency meeting, the potential of a lack of a quorum, the Authority’s Annual Meeting or a meeting at which a major policy or operational decision must be made, a Board Member may attend via teleconference or video conference upon the ruling that such attendance is in the best interest of the Authority by the Board Chair, Committee Chair and/or the Executive Director. Should attendance via telephone or video be granted, such attendance shall be noted in any Public Notice provided by the Authority in advance of the meeting in compliance with the South Carolina Freedom of Information Act. The method used must allow the Board Member attending telephonically or via videoconference the ability to participate in the meeting, allow interaction among all Board Members with said Board Member and allow all in attendance to hear or view said Board member during the meeting. In order to vote, a Board Member must be in attendance in person or, if authorized by telephone or video and may not vote at any Board, Committee or Special Meeting by written or oral proxy.**
- 3.9 The Annual Meeting of the Authority shall be held at the November Board Meeting, unless otherwise specified by the Board, and shall include the election of officers as specified in Section 4.6, **the receipt of the Authority’s Annual Report** and such other organizational business as the members shall deem necessary.
- 3.10 The Board shall have four (4) Standing Committees as follows: An Executive Committee, an Operations Committee, an Administration Committee, and an Audit Committee. The Board Chair may create such other Committees as s/he determines necessary and shall appoint member to all committees. The membership make-up of said Committees and their functions are specified as follows:
- A. Executive Committee
1. Voting members: Chair, Vice Chair, Treasurer, and the Chair of the Administration and Operations Committees established herein.
 2. Executive Director/Secretary non-voting ex-officio member.

3. Responsible for personnel matters; the evaluation of the Executive Director; approval of staff requests requiring action between Board meetings (said matters shall be brought to the Board for ratification at its next scheduled Board meeting); hiring and evaluating of consultants; and developing proposed operating policies for the agency.

4. Meets as needed.

B. Administration Committee

1. Six voting members selected by the Board Chair including the Board Chair and Treasurer. The Committee members will select their own Chair and Vice Chair.
2. Responsible for oversight, development, and preparation of the agency's financial initiatives; audit reporting; ~~the development of financial and reporting systems;~~ and the development of policy and for financial and planning activities.
3. Meets monthly.

C. Operations Committee

1. Six voting members selected by the Board Chair including the Vice Chair. The Committee members will select their own Chair and Vice Chair.
2. Responsible for oversight and approval of activities and expenditures relating to ~~rehabilitation repair~~, construction, public works, property acquisition, disposition, relocation, homeownership, capital improvements, and special projects; underwriting and approval of loans for said projects pursuant to the Authority's Operations Program Guidelines; and the development of proposed policy and guidelines for these programs.
3. Meets monthly.

D. Audit Committee

1. The Committee shall consist of the Board Treasurer and two (2) additional members chosen by the Board Chair.
2. Responsible for evaluating proposals from Auditors, recommending to the Board Auditor selection, and working with Auditors and Staff to oversee the preparation of the GCRA Annual Audit and presenting it to the Board.
3. The Committee shall meet each year before the audit is presented to the full Board. The Audit shall be presented to the Board no later than its September Board meeting unless the timeline for submission to the County is extended.

E. Committee Assignment: Each standing Committee member shall serve at the pleasure of the Board Chair.

- 3.11 Board Members shall make every reasonable effort to attend all meetings of Committees to which they are assigned and Board Meetings. Should a Board Member fail to attend three (3) consecutive Committee Meetings or three (3) consecutive Board Meetings, the Board Chair may notify ~~in writing~~ the Board Member, ~~by letter the Board Member's~~ County Council ~~Representative staff~~, and all other Board Members of his/her attendance record. This provision shall not apply in the case of prolonged illness, personal or family tragedy, or other extenuating circumstances.

Article IV – Officers

- 4.1 The officers of the Authority shall be the Chair, Vice Chair, Treasurer, and Secretary.
- 4.2 The Chair shall preside at all meetings of the Authority Board. The Chair may sign and execute all approved contracts and other obligations and undertakings in the name of the Authority on behalf of the Board.
- 4.3 The Vice Chair shall perform the duties of the Chair at the request of the Chair and in the absence or incapacity of the Chair. In case of the resignation or death of the Chair, the Vice Chair shall function as Chair until such time as the Board elects a new Chair.
- 4.4 The Treasurer shall oversee the Authority’s financial matters, chair the Audit Committee, and shall make regular reports to the Board personally or through his/her designee regarding the financial status of the Authority. The Treasurer shall preside over any Board meeting where the Chair and Vice Chair are not present.
- 4.5 The Executive Director shall serve as Secretary and shall be an “ex officio” non-voting member of the Board and shall serve as an “ex officio” non-voting member of all Committees of the Board. S/he shall be responsible for maintaining all records of the Authority including but not limited to votes by the Board, minutes of Board or Committee meetings, grant applications, and reports required by the Federal, State, or local government. In the event of the absence of the Chair, Vice Chair, or Treasurer s/he shall preside at meetings of the Authority Board.
- 4.6 The Chair, Vice Chair, and Treasurer shall be elected by the members of the Authority Board at the **December Annual** Meeting of the Authority each year and shall hold office for one (1) year, or until their successors are elected and qualified and may be re-elected for such terms as the Board may deem appropriate. ~~All Board Members shall receive written notice five (5) days in advance of the election of officers.~~
- 4.7 In the event of the death, resignation, or permanent incapacity of the Chair, Vice Chair, and / or Treasurer, the Board shall fill the unexpired term of each **officer** vacancy by election within sixty (60) days of any such occurrence.
- 4.8 The Executive Director, as Secretary to the Board, shall remain in that capacity as long as s/he is so employed by the Authority and shall perform all duties incident to the Office. No member of the Authority Board shall be eligible to serve as Secretary, except as a temporary appointment, pending the appointment and employment of a permanent Secretary who shall also serve as Executive Director.

Article V – Executive Director and Professional Staff

- 5.1 The Executive Director shall have general supervision over the administration of the Authority’s business and affairs subject to the direction of the Authority Board.
- 5.2 The Executive Director, with the supervision of the Board, shall have care and custody of and act as Trustee for all funds entrusted to the Authority and not deposited with the County of Greenville and shall deposit same in the name of the Authority in such accounts or banks as the Authority may select. All other funds which may come directly to the Authority via program income, specific grants, earned income,

or other source shall also be deposited with a financial institution in the Authority's name. Any funds available to the Authority but held by the County shall be deposited in such financial institutions as the County may choose.

- 5.3 The Finance Director or the Executive Director's designee may **sign all checks for the payment of money approve all payments** and may pay out and disburse such monies up to Fifty Thousand and No/100ths (\$50,000.00) Dollars as set forth in section 5.10 herein except as authorized within these By-Laws or by Resolution of the Authority Board. **After Board approval of said project/item/contract, all checks payments** issued from the Authority over Fifty Thousand and No/100ths (\$50,000.00) Dollars shall be **signed approved** by the Executive Director or his/her designee **and counter-signed by the Board Chair, Vice Chair, or Treasurer**. The Executive Director shall provide the Board, for its review, a check register **of all signed checks for the previous month as requested or as needed**.
- 5.4 The Executive Director or his/her designee shall keep regular books of accounts, showing all receipts and expenditures, and shall render to the Authority Board monthly Financial Reports through the Board Treasurer. The Executive Director and his/her designee shall be bonded in such amount as may be deemed necessary by the Authority Board at the Authority's expense.
- 5.5 The Executive Director, individually or through his/her staff or at the request of individual Board Members or a Board Committee, may recommend objectives and policies for consideration and approval of the Authority Board.
- 5.6 The Executive Director may employ such personnel as s/he deems necessary to carry out the Authority's powers, duties, and responsibilities. Selection, compensation, and promotion of such personnel shall be determined by the Executive Director consistent with compensation and organizational plans previously approved by the Board.
- 5.7 The Executive Director shall report to, be supervised by, and be evaluated by the Chair and the Executive Committee. S/he shall be deemed to be the primary contact between the Authority Board and staff. Should a Board Member seek information or have a question relating to Authority business in the Executive Director's absence, the Board member shall contact his/her designee. At the Director's option, other staff members may work directly with the individual Board Members or Committees.
- 5.8 The Executive Director, Board Chair, or designated Board member, chosen by the Board, shall have the authority to, at his/her discretion, release such information regarding Authority plans, programs, and activities which are pending and have been approved by the Board to the news media, legally organized groups, associations, or private individuals in order to inform the public of Authority activities, correct inaccurate information, or in response to inquiries pursuant to the South Carolina Freedom of Information Act.
- 5.9 The Executive Director or his/her designated representative shall have full authority to execute contracts and expend funds approved by the Board or in such amounts as specified herein.
- 5.10 The Executive Director shall have full authority to execute contracts and expend funds without seeking approval of the Authority Board when said transactions are made in accordance with procurement standards adopted by the Authority and which fall within the following limits:
- A. Procurement of equipment and materials. Any purchase or contract with an aggregate amount of Fifty Thousand and No/100ths (\$50,000.00) Dollars or less.

B. Construction Contracts.

1. Any contract for Construction/**Rehabilitation Repair** in the amount of Fifty Thousand and No/100ths (\$50,000.00) Dollars or less.
2. Any contract for demolition, grading, or landscape activities in the amount of Fifty Thousand and No/100ths (\$50,000.00) Dollars or less.
3. Any contract for **rehabilitation** construction or repair having received approval from the Operations Committee or the Board pursuant to the Authority's Operations Program Guidelines.

C. Professional Services

1. Any contract for services provided by the Authority's consultants as selected by the Authority Board.
2. Any contract for professional services by consultants not under contract with the Board where the cost of services rendered by said consultant does not exceed Fifty Thousand and No/100ths (\$50,000.00) Dollars for a one-time service or in the aggregate during any fiscal year.

D. Relocation payments.

1. Any expenditures or payments made to individuals displaced or relocated as a result of code enforcement or acquisition by the Authority pursuant to the Authority's local acquisition or relocation policies or the Federal Uniform Relocation Act up to Fifty Thousand and No/100ths (\$50,000.00) Dollars.
2. All other relocation payments in excess of Fifty Thousand and no/100ths (\$50,000.00) Dollars shall be approved by the Authority Board.

E. Acquisitions

1. Any acquisition of real property which with further the Authority's stated purpose within any target neighborhood or municipality will further where the acquisition cost will not exceed Fifty Thousand and No/100ths (\$50,000.00) Dollars and which does not require the use of eminent domain powers.
2. Any acquisition resulting from a foreclosure action by the Authority taken pursuant to the collection procedures established in the Operations Program Guidelines.
3. All other real property acquisitions shall be approved by the Authority Board.

F. Sale of Authority property.

1. The sale, deeding, or release of the Authority's ownership interest in any real estate during the normal course of the Authority's business, including but not limited to the clearing of real estate titles, divesting of remainder interests, participating in real estate development, foreclosures, participation in economic development projects, or such other instances when the value of the parcel to be sold, deeded, or released does not exceed Fifty Thousand and xx/100 (\$50,000.00) Dollars in value.

2. When the value of any Authority real property to be sold, deeded, or released exceeds Fifty Thousand and xx/100 (\$50,000.00) Dollars, such transaction shall be approved by the Authority Board prior to such action.
- G. All other expenditures shall be approved by the Authority Board and may be implemented by the Executive Director or his/her designated representative(s).
- H. The Authority Board specifically reserves the power of approval over the employment of legal counsel, auditing firms, consulting engineers, consulting architects, public relations firms, or other consultants deemed necessary by the Board regardless of the contractual amount.
- I. Contract amendments, change orders, or overages.
1. The Executive Director shall have the authority to approve, execute, and authorize payment for any Change Orders, Contract Amendments, or cost overages for any Contract previously approved by the Authority Board pursuant to the requirements of the Authority's By-Laws which do not exceed ten (10%) percent of the original Contract amount in lump sum or in the aggregate up to a maximum of Fifty Thousand and No/100ths (\$50,000.00) Dollars. Change Orders exceeding Fifty Thousand and No/100ths (\$50,000.00) Dollars shall be approved by the Board.
 2. The Executive Director may approve Change Orders to Contracts whose original value is less than Fifty Thousand and No/100ths (\$50,000.00) Dollars up to fifty (50%) percent of the value of said Contract. Should the value of any Change Order(s) to such a Contract exceed fifty (50%) percent of its value, the Executive Director shall report such information to the Board.

Article VI – Ethical Conduct

- 6.1 No Authority Board Member or Authority employee shall knowingly use his/her official office, membership, or employment to obtain an economic interest for him/herself, a member of his/her immediate family, an individual with whom s/he is associated, or a business with which s/he is associated.
- 6.2 No Authority Board Member or employee shall make, participate in making, or in any way attempt to use his/her office, membership, or employment to influence a governmental decision in which s/he, a member of his/her immediate family, an individual with whom s/he is associated, or a business with which s/he is associated has an economic interest. A Board Member or employee who, in the discharge of his/her official responsibilities, is required to take action or make a decision which affects an economic interest for him/herself, a member of his/her immediate family, an individual with whom s/he is associated, or a business with which s/he is associated, shall:
- A. Prepare a written statement describing the matter requiring action or decisions and the nature of his/her potential conflict of interest with respect to the action or decision:
1. If s/he is a Board Member, s/he shall furnish a copy to the Board Chair who shall publish the statement to the Board, cause the statement to be published in the Board minutes, and shall require that the Board Member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists.

2. If s/he is an employee, s/he shall furnish a copy of the statement to his/her superior, who shall assign the matter to another employee who does not have a potential conflict of interest.

6.3 ~~Each appropriate Board Member and~~ The Executive Director ~~and Finance Director~~ shall file a Statement of Economic Interests with the South Carolina Ethics Commission annually pursuant to the requirements of Section 8-13-1110, South Carolina Code of Laws, 1976, as amended. ~~No Board Member or candidate for the position of Executive Director may take the oath of office for his/her position, or enter into his/her official responsibilities unless s/he has filed said statement of Economic Interests pursuant to the Statute.~~

~~6.4 Any Board Member or the Executive Director who receives, accepts, or takes, directly or indirectly, from a person, anything of value worth Twenty Five and No/100ths (\$25.00) Dollars or more in a day and anything of value worth Two Hundred and No/100ths (\$200.00) Dollars or more in the aggregate in a calendar year must report said gift on his/her statement of interests pursuant to Section 6.3.~~

~~A. Nothing in this section requires a Board Member or employee to report a gift from a parent, grandparent, or relative to a child, grandchild or other immediate family member for love and affection.~~

6.5 A Board Member or Authority employee acting in an official capacity may not receive anything of value for speaking before a public or private group. However, said Board Member or employee may receive payment or reimbursements for actual expenses incurred for a speaking engagement. The expenses must be reasonable and must be incurred in a reasonable time and manner which will accomplish the purpose of the engagement.

6.6 No Board Member or Authority employee may solicit or receive money in addition to that received by the Board Member or employee in his/her official capacity for advice or assistance given in the course of his/her employment as a Board Member or employee.

6.7 No Board Member or Authority employee may use or disclose confidential information gained in the course of or by reason of his/her official responsibilities which in any way would affect an economic interest held by himself/herself, a member of his/her immediate family, an individual with whom s/he is associated, or a business with which s/he is associated.

6.8 No Board Member or Authority employee may cause the employment, appointment, promotion, transfer, or advancement of a family member to a position which the Board Member or employee supervises or manages; nor may said Board Member or employee participate in an action relating to the discipline of a family member of a Board Member or employee who is employed by the Authority.

6.9 No Board Member or Authority employee, for a period of one (1) year from the termination of their relationship with the Authority, may: 1) serve as lobbyist or represent, formally or informally, clients or his/her new employer before, with, or to the Authority with the intent to influence acts, awards, or contracts of the Authority; or 2) accept employment with an employer, a person, company, or entity regulated by the Authority or anyone involved in a matter which is pending before the Authority, or in which the Authority has a direct or substantial interest, regardless or prior involvement while employed at the Authority. This section is designed to avoid a possible use of personal influence based upon past Authority affiliation to facilitate the transaction of business.

Article VII – Board Liability and Indemnification

- 7.1 The Authority and its officers, Board, and employees shall be afforded all rights and responsibilities accorded State employees, officials, and agencies under the South Carolina Tort Claims Act (Sections 15-78-10 through 15-78-190, South Carolina Code of Laws, 1976, as amended).
- 7.2 Should the agency, the Board, any officer, or any employee, as the result of any decision, act, action, or failure to act, when performed as part of their official duties and within the scope of the responsibilities of his/her position, be the subject of a claim, action, cause of action, suit, or litigation, the Authority shall indemnify and pay all costs, attorney’s fees, and expenses associated with said claim or action. Provided, however, that said Board Member, officer, or employee must have acted within the scope of the responsibilities of his/her position with the Authority at such time as the alleged claim or action arose. The Authority will not indemnify any Board Member, officer, or employee whose actions were not within the scope of the responsibilities of his/her official position with the Authority as set forth in enabling legislation, By-Laws, and other documents establishing Board Members’ roles and responsibilities.
- 7.3 The Authority Board may, in its opinion, purchase such liability or errors and omissions insurance as it deems necessary to assist with the protection of its Board, officers, and employees in the proper execution of their respective duties.

Article VIII – Amendments

- 8.1 Amendments to these By-Laws may be adopted at any meeting of the Authority Board at which a quorum is present, by at least seven (7) members. Board Members shall be notified in writing five (5) days prior to the Board action of any changes in the By-Laws.

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Secretary of the Greenville County Redevelopment Authority does hereby certify that at a properly convened meeting of the Board of Directors held on July 22, 2025 the foregoing By-Laws were duly adopted by an affirmative vote of the Directors then in office and that they constitute the official By-Laws of said Corporation.

ATTEST:

Secretary

Subrecipient Performance Report

September 2025

Contract Period 7/01/2025 - 6/30/2026

Contract	Subrecipient	PY 25 Contract Amount	Expenditures	Balance to Spend	PY 25 Percent Expended
ESG	HRC	\$ 40,000.00	\$ 9,230.76	\$ 30,769.24	23%
	Pendleton Place	\$ 36,870.44	\$ -	\$ 36,870.44	0%
	Safe Harbor	\$ 35,000.00	\$ -	\$ 35,000.00	0%
	United Housing Connections - HMIS	\$ 5,000.00	\$ -	\$ 5,000.00	0%
	United Housing Connections - Outreach	\$ 9,409.00	\$ 1,567.00	\$ 7,842.00	17%
	United Housing Connections - Shelter	\$ 13,500.00	\$ 2,211.62	\$ 11,288.38	16%
	United Ministries	\$ 54,500.00	\$ -	\$ 54,500.00	0%
Total ESG Subrecipients:		\$ 194,279.44	\$ 13,009.38	\$ 181,270.06	7%
CDBG Unincorporated	Greenville Free Medical Clinic	\$ 95,000.00	\$ -	\$ 95,000.00	0%
	HRC - Fair Housing	\$ 37,000.00	\$ 8,538.42	\$ 28,461.58	23%
	Meals on Wheels	\$ 55,000.00	\$ -	\$ 55,000.00	0%
	Safe Harbor	\$ 35,000.00	\$ -	\$ 35,000.00	0%
	Unity Health on Main	\$ 60,000.00	\$ 12,442.19	\$ 47,557.81	21%
	Upstate Warrior Solutions	\$ 20,000.00	\$ 3,954.17	\$ 16,045.83	20%
Total CDBG Unincorporated Subrecipients:		\$ 302,000.00	\$ 24,934.78	\$ 277,065.22	8%
Total ESG/CDBG Unincorporated		\$ 496,279.44	\$ 37,944.16	\$ 458,335.28	8%
CDBG Fountain Inn	Center for Community Services	\$ 5,000.00	\$ 1,848.31	\$ 3,151.69	37%
	City of Fountain Inn Parks & Recreation	\$ 5,000.00	\$ -	\$ 5,000.00	0%
Total CDBG Fountain Inn Subrecipients:		\$ 10,000.00	\$ 1,848.31	\$ 8,151.69	18%
CDBG Greer	City of Greer Parks & Rec (Needmore Youth)	\$ 5,000.00	\$ -	\$ 5,000.00	0%
	City of Greer Parks & Rec (Cannon Senior)	\$ 3,000.00	\$ -	\$ 3,000.00	0%
	Creative Advancement	\$ 5,000.00	\$ -	\$ 5,000.00	0%
	Greer Community Ministries	\$ 18,500.00	\$ -	\$ 18,500.00	0%
	Greer Relief	\$ 28,500.00	\$ -	\$ 28,500.00	0%
Total CDBG Greer Subrecipients:		\$ 60,000.00	\$ -	\$ 60,000.00	0%
CDBG Mauldin	Center for Community Services	\$ 3,500.00	\$ 480.14	\$ 3,019.86	14%
	City of Mauldin - Senior Program	\$ 12,500.00	\$ -	\$ 12,500.00	0%
Total CDBG Mauldin Subrecipients:		\$ 16,000.00	\$ 480.14	\$ 15,519.86	3%
CDBG Simpsonville	Center for Community Services	\$ 12,000.00	\$ 480.14	\$ 11,519.86	4%
	City of Simpsonville Senior Program	\$ 10,000.00	\$ -	\$ 10,000.00	0%
Total CDBG Simpsonville Subrecipients:		\$ 22,000.00	\$ 480.14	\$ 21,519.86	2%
Total CDBG - All Municipalities		\$ 108,000.00	\$ 2,808.59	\$ 105,191.41	3%
Grand Total - ESG and CDBG		\$ 604,279.44	\$ 40,752.75	\$ 563,526.69	7%

GCRA Financial Highlights
Month at a Glance August 25

Government-Wide		Change from		Change from	
	Month	Prior Month	%	FY25 (FYTD)	%
Cash	14,586,213	Increase	0%	Decrease	-1%
Total Assets	47,416,476	Decrease	-1%	Increase	3%
Notes Payable	4,792,014	Increase	72%	Increase	71%
Debt-to-income			3%		2%
Net Position	37,360,152	Decrease	-6%	Decrease	-6%
Net invest. in capital assets	11,805,067	Decrease	0%	Decrease	0%
Unrestricted net assets	25,555,085	Decrease	-9%	Decrease	-8%
Governmental Funds		Change from		YTD	
	Month	Prior Month	%		
Revenue	643,317	Increase	41%	1,101,699	
Expenditures	580,149	Increase	40%	1,004,023	
Net change in fund balance	63,168	Increase	57%	97,676	
Rental Portfolio		Change from		YTD	
	Month	Prior Month	%		
Net Income (loss)	(38,774)	Decrease	250%	(12,881)	
Local Government Invest. Pool				Interest	
LGIP Balance:	13,931,419	% of total cash:	96%	52,872	Month
		Avg Interest rate:	4.46%	96,216	YTD

GCRA
Statement of Net Position
8/31/2025

ASSETS

Cash and cash equivalents	14,586,213
Accounts receivable	(102)
Grants receivable	2,430,026
Prepaid items	(619)
Loans receivable	9,904,924
Lease Receivable	93,450
Real property held for inventory	8,068,426
Real property held for rental	13,144,950
Fixed assets	842,691
Accumulated depreciation	(2,182,574)
Deferred outflows of resources	529,091
Total assets and deferred outflows	<u>47,416,476</u>

LIABILITIES

Accounts payable and accrued liabilities	144,545
Unearned revenue	2,203,117
Funds held in escrow	118,800
Noncurrent liabilities:	
Lease Liability	73,818
Net pension liability	2,392,464
Notes payable	4,792,014
Deferred inflows of resources	331,566
Total liabilities and deferred inflows	<u>10,056,324</u>

NET POSITION

Net investment in capital assets	11,805,067
Restricted net assets	
Unrestricted net assets	<u>25,555,085</u>
Total net position	<u>37,360,152</u>
 Total Liabilities and Net Position	 <u>47,416,476</u>

GCRA
Statement of Revenue & Expenditures
For the Two Months Ending Sunday, August 31, 2025

	Budget	August Actual	YTD Actual	Variance	% Total
REVENUES					
Grant income	13,922,105	230,026	441,324	13,480,781	40.1%
Loan repayment		90,668	229,073	(229,073)	20.8%
Sale of property	800,000	250,000	250,000	550,000	22.7%
Rental income		72,453	155,547	(155,547)	14.1%
Unrestricted income	11,657,191		25,000	11,632,191	2.3%
Miscellaneous income	2,035,386	170	755	2,034,631	0.1%
Total revenues	28,414,682	643,317	1,101,699	27,312,983	100.0%
EXPENDITURES					
Housing services					
Delivery of service	3,493,739	55,675	172,002	3,321,737	21.2%
Acquisition	150,000			150,000	0.0%
Disposition	334,392	21,108	59,176	275,216	7.3%
Property maintenance		54,388	93,798	(93,798)	11.5%
Demolition	433,577			433,577	0.0%
Rehabilitation	370,615	20,300	20,300	350,315	2.5%
New construction	4,630,072	79,163	79,163	4,550,909	9.7%
Home repair program	1,347,790	8,325	60,692	1,287,098	7.5%
Facade improvements	168,216			168,216	0.0%
Economic development	316,356			316,356	0.0%
Infrastructure/public works	2,722,011	1,440	5,436	2,716,575	0.7%
Developer/housing partners	2,105,571		57,500	2,048,071	7.1%
Public service subrecipients	951,988	10,954	36,902	915,086	4.5%
Special projects	4,395,182			4,395,182	0.0%
Community housing dev. org.	500,798			500,798	0.0%
Housing assistance	166,453	4,148	20,995	145,458	2.6%
Shelter, outreach and other assistance	1,050,827	18,435	26,465	1,024,362	3.3%
Administration and planning	3,949,430	108,648	150,647	3,798,783	18.5%
Interest expenditure	527,665	14,574	29,936	497,729	3.7%
Total expenditures	27,614,682	397,158	813,012	26,801,670	100.0%
Excess (deficiency) of revenues over (under) expenditures	800,000	246,159	288,687	511,313	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt	(800,000)	(182,991)	(191,011)	(608,989)	
Total other financing sources (uses)	(800,000)	(182,991)	(191,011)	(608,989)	
Net change in fund balances		63,168	97,676	(97,676)	

GCRA
Statement of Revenue & Expense by Funding Source
For the Two Months Ending Sunday, August 31, 2025

	CDBG	CDBG PI	Home	Home PI	ESG	MLF	AHF	Other	Total
REVENUES									
Grant income	336,122		34,348		21,093			49,761	441,324
Loan repayment		18,626		59,835		45,641	7,002	97,970	229,074
Sale of property				(113,800)			127,128	236,671	249,999
Rental income		39,860		31,020				84,667	155,547
Unrestricted income								25,000	25,000
Miscellaneous income		430						325	755
Total revenues	336,122	58,916	34,348	(22,945)	21,093	45,641	134,130	494,394	1,101,699
EXPENDITURES									
Housing services									
Delivery of service	161,304	6,801				3,897			172,002
Disposition	3,599	27,042		7,755				20,780	59,176
Property maintenance		18,327		21,672				53,799	93,798
Rehabilitation				10,400				9,900	20,300
New construction			25,350	53,813					79,163
Home repair program	60,692								60,692
Infrastructure/public works	3,459	2,777						(800)	5,436
Developer/housing partners							57,500		57,500
Public service subrecipients	36,902								36,902
Housing assistance					3,137			17,858	20,995
Shelter, outreach and other assistance					5,754			20,711	26,465
Administration and planning	61,710	2,371	5,195	888	12,202	5,196	49,102	13,983	150,647
Interest expenditure	8,455							21,481	29,936
Total expenditures	336,121	57,318	30,545	94,528	21,093	9,093	106,602	157,712	813,012
Excess (deficiency) of revenues over (under) expenditures		1,598	3,803	(117,473)		36,548	27,528	336,683	288,687
OTHER FINANCING SOURCES (USES)									
Net Proceeds from issuance of long term debt								(191,011)	(191,011)
Intercompany transfers		(20,527)						20,527	
Total other financing sources (uses)		(20,527)						(170,484)	(191,011)
Net change in fund balances		(18,929)	3,803	(117,473)		36,548	27,528	166,199	97,676

Rental
Statement of Revenue & Expense
For the Two Months Ending Sunday, August 31, 2025

	Budget	August Actual	YTD Actual	Variance	% Total
REVENUES					
Rental income		72,453	155,547	(155,547)	99.8%
Miscellaneous income		50	326	(326)	0.2%
Total revenues		72,503	155,873	(155,873)	100.0%
EXPENDITURES					
Housing services					
Disposition		17,843	37,690	(37,690)	21.8%
Property maintenance		54,388	93,798	(93,798)	54.1%
Rehabilitation		20,300	20,300	(20,300)	11.7%
Interest expenditure		10,755	21,482	(21,482)	12.4%
Total expenditures		103,286	173,270	(173,270)	100.0%
Excess (deficiency) of revenues over (under) expenditures		(30,783)	(17,397)	17,397	
OTHER FINANCING SOURCES (USES)					
Net Proceeds from issuance of long term debt		(7,991)	(16,011)	16,011	
Intercompany transfers			20,527	(20,527)	
Total other financing sources (uses)		(7,991)	4,516	(4,516)	
Net change in fund balances		(38,774)	(12,881)	12,881	

**Operations Committee Meeting Agenda
Thursday, October 16, 2025 – 12:30 p.m.
GCRA Board Room**

- 1) Opening and Roll Call
- 2) Operations Reports for September
 - a) Home Sales Report (Page 23)
 - b) Rental Property Reports (Pages 24 – 29)
 - c) Public Works, Partners, Repairs Report (Page 30)
 - d) Loan Portfolio Report – 1st Quarter (Pages 31 – 33)
- 3) Other Business
 - a) Development Updates/Executive Director Updates

***Committee Approval Required**

Committee Members: David Doser, Chair; James Hammond, Vice Chair; Denise Ernul; Robert Julian; Walter Moragne; DeAndra “DJ” Wilson

*Staff Assistance: Joe Smith – Executive Director
Levi Chesney – Project Manager
Meg Macauley – Senior Executive Assistant & Office Manager*

If any Board member has questions or wishes to discuss any items of business prior to the Committee meeting, please contact Joe Smith at 242-9801, extension 114, or jsmith@gcra-sc.org.

Please let us know if you do not plan to participate.

Homes for Sale Status Report September 2025

	<u>Status</u>	<u>Completion</u>	<u>Address</u>	<u>Area</u>	<u>Acq. Cost</u>	<u>Demo Cost</u>	<u>Constr. Cost</u>	<u>Funding</u>	<u>Total Cost</u>	<u>Sales Price</u>
1	Under Construction	October 2025	1306 W. Bramlett Road	City View	\$9,072	\$18,000	\$151,000	HOME	\$178,072	\$275,000
2	New - Complete	October 2024	311 Lion Heart Lane	Greer	\$217,118	\$79,200	\$3,904,813	Multiple	\$4,201,131	\$250,000
3	New - Complete	October 2024	312 Lion Heart Lane	Greer						\$250,000
4	New - Complete	October 2024	316 Lion Heart Lane	Greer						\$250,000
5	New - Complete	October 2024	319 Lion Heart Lane	Greer						\$250,000
6	New - Complete	October 2024	320 Lion Heart Lane	Greer						\$250,000
7	New - Complete	October 2024	323 Lion Heart Lane	Greer						\$250,000
8	New - Complete	October 2024	332 Lion Heart Lane	Greer						\$250,000
9	New - Complete	October 2024	336 Lion Heart Lane	Greer						\$250,000

Homes Sold PYTD: 6

Fairview Townhomes Sold:

<i>SOLD</i>	<i>04/03/25</i>	<i>315 Lion Heart Lane</i>	<i>Greer</i>							<i>\$250,000</i>
<i>SOLD</i>	<i>03/12/25</i>	<i>324 Lion Heart Lane</i>	<i>Greer</i>							<i>\$250,000</i>
<i>SOLD</i>	<i>12/17/24</i>	<i>331 Lion Heart Lane</i>	<i>Greer</i>							<i>\$250,000</i>
<i>SOLD</i>	<i>04/04/25</i>	<i>340 Lion Heart Lane</i>	<i>Greer</i>							<i>\$250,000</i>
<i>SOLD</i>	<i>07/11/25</i>	<i>327 Lion Heart Lane</i>	<i>Greer</i>							<i>\$250,000</i>
<i>SOLD</i>	<i>09/19/25</i>	<i>328 Lion Heart lane</i>	<i>Greer</i>							<i>\$250,000</i>

GCRA Rental Properties - September 2025

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
1	6 Bryant Street	Brandon	Occupied	HOME	2BR/1BA
2	7 Saco Street	Brandon	Occupied	CDBG	3BR/1BA
3	203 Mack Street	Brutontown	Occupied	CDBG	3BR/1BA
4	10 Marie Street	Brutontown	Vacant	HOME	3BR/2BA
5	12 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
6	18 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
7	20 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
8	110 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
9	112 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
10	114 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
11	116 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
12	120 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
13	122 Marie Street	Brutontown	Occupied	HOME	3BR/2BA
14	130 Marie Street	Brutontown	Occupied	HOME	2BR/1BA
15	106 2nd Street	Fountain Inn	Occupied	HOME	2BR/1BA
16	107 Alice Avenue	Freetown	Occupied	HOME	3BR/2BA
17	111 Arnold Street	Freetown	Occupied	HOME	2BR/1.5BA
18	123 Baker Street Ext.	Freetown	Occupied	HOME	4BR/2BA
19	3 14th Street	Greer	Occupied	CDBG	4BR/2BA
20	11 24th Street	Greer	Occupied	CDBG	2BR/1BA
21	129 Broadus Street	Greer	Occupied	CDBG	2BR/1BA
22	324 E. Arlington Avenue	Greer	Occupied	HOME	3BR/2BA
23	112 E. Church Street	Greer	Occupied	HOME	3BR/2BA
24	6 Hardin Street	Greer	Occupied	CDBG	3BR/2BA
25	108 Harris Street	Greer	Occupied	CDBG	2BR/1BA
26	106 Lanford Street	Greer	Occupied	CDBG	2BR/1BA
27	511 Trade Street	Greer	Occupied	CDBG	3BR/2BA
28	125 Will Street	Greer	Occupied	HOME	3BR/1.5BA
29	133 Will Street	Greer	Occupied	HOME	3BR/2BA
30	137 Will Street	Greer	Occupied	HOME	3BR/2BA
31	16 3rd Avenue	Judson	Occupied	HOME	3BR/1BA

GCRA Rental Properties - September 2025

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
32	1 D Street	Judson	Occupied	HOME	2BR/1BA
33	6 D Street	Judson	Occupied	HOME	3BR/1.5BA
34	7 D Street	Judson	Occupied	HOME	3BR/2BA
35	8 D Street	Judson	Occupied	HOME	3BR/2BA
36	105 Goodrich Street	Judson	Occupied	HOME	3BR/1.5BA
37	102 Heatherly Drive	Judson	Occupied	HOME	2BR/2BA
38	106 Heatherly Drive	Judson	Vacant - house will be demolished & rebuilt	CDBG	2BR/1BA
39	1 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
40	3 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
41	5 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
42	7 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
43	9 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
44	11 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
45	15 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
46	17 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
47	19 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
48	21 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
49	23 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
50	25 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
51	27 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA

GCRA Rental Properties - September 2025

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
52	29 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
53	31 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
54	33 Journey Lane	Mauldin	Vacant	HOME, CDBG, Bank, AHF	3BR/2BA
55	35 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
56	37 Journey Lane	Mauldin	Occupied	HOME, CDBG, Bank, AHF	3BR/2BA
57	304 Miller Road	Mauldin	Occupied	HOME	3BR/1BA
58	279 Moore Street	Mills Mill	Occupied	HOME	2BR/1BA
59	321 Tremont Avenue	Mills Mill	Occupied	HOME	3BR/1BA
60	21 McBeth (Adult Day center)	Monaghan	Occupied	CDBG	
61	31 Norwood Street	Monaghan	Occupied	HOME	2BR/1BA
62	15 Speed Street	Monaghan	Occupied	CDBG	3BR/2BA
63	114 Westwood Drive	Simpsonville	Occupied	HOME	3BR/2BA
64	6 Estelle Street	Sterling	Occupied	HOME	3BR/2BA
65	19 Young Street	Sterling	Vacant - Will be demolished	CDBG	2BR/1BA
66	21 Young Street	Sterling	Vacant - Will be demolished	CDBG	2BR/1BA
67	105 Hodgens Drive	Travelers Rest	Occupied	BANK	2BR/2BA
68	202 Roosevelt Avenue	Travelers Rest	Occupied	CDBG	2BR/2BA
69	102 Telfair Street	Worley Road	Occupied	HOME	3BR/2BA

GCRA Rental Properties - September 2025

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>	
	<i>Senior Rental Units (FKA "Project 43"/Greenville Housing Futures)</i>					
70	24-A Hollywood Circle	Greenline/ Spartanburg	Occupied	Unrestricted	2BR/1BA	
71	24-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
72	26-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
73	26-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
74	28-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
75	28-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
76	30-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
77	30-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
78	32-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
79	32-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
80	34-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
81	34-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
82	37-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
83	37-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
84	38-A Hollywood Circle		Vacant	Unrestricted	2BR/1BA	
85	38-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
86	40-A Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
87	40-B Hollywood Circle		Occupied	Unrestricted	2BR/1BA	
88	2-A Phoenix Bluff Court		Occupied	Unrestricted	2BR/1BA	
89	2-B Phoenix Bluff Court		Occupied	Unrestricted	2BR/1BA	
90	3-A Phoenix Bluff Court		Occupied	Unrestricted	2BR/1BA	
91	3-B Phoenix Bluff Court		Occupied	Unrestricted	2BR/1BA	
92	4-A Phoenix Bluff Court		Occupied	Unrestricted	2BR/1BA	
93	4-B Phoenix Bluff Court		Occupied	Unrestricted	2BR/1BA	
94	10-A Beech Street		Southernside	Occupied	Unrestricted	2BR/1BA
95	10-B Beech Street			Occupied	Unrestricted	2BR/1BA
96	15-A Pine Street			Occupied	Unrestricted	2BR/1BA
97	15-B Pine Street			Occupied	Unrestricted	2BR/1BA

GCRA Rental Properties - September 2025

	<u>Property Address</u>	<u>Community</u>	<u>Status</u>	<u>Funding</u>	<u>Rooms</u>
98	9 Buckner Court	Viola Street	Occupied	Unrestricted	2BR/1BA
99	11 Buckner Court		Occupied	Unrestricted	2BR/1BA
100	15 Mansell Court		Occupied	Unrestricted	2BR/1BA
101	17 Mansell Court		Occupied	Unrestricted	2BR/1BA
102	19 Marsailles Court		Occupied	Unrestricted	2BR/1BA
103	21 Marsailles Court		Occupied	Unrestricted	2BR/1BA
104	11 St. Paul's Drive		Occupied	Unrestricted	2BR/1BA
105	13 St. Paul's Drive		Occupied	Unrestricted	2BR/1BA
106	1110 Bennett Street	Brandon Mill	Occupied	Unrestricted	2BR/1BA
107	108 West Avenue	Brandon Mill	Occupied	Unrestricted	2BR/1BA
108	906 Green Avenue	Green Avenue	Occupied	Unrestricted	2BR/1BA
109	267 Beacon Street	Mills Mill	Occupied	Unrestricted	2BR/1BA
110	116 Chandler Street	Sans Souci	Occupied	Unrestricted	2BR/1BA
111	20 Valentine Street	Sterling	Occupied	Unrestricted	2BR/1BA
112	112 Valentine Street	Sterling	Occupied	Unrestricted	2BR/1BA

RENTAL REPORT
Tenant Balance for September 30, 2025

Property Name	September	Late Fee Due	Past Due 30+	Unit Repair or Utilities Charges	Total Due Per Unit
112 Marie Street	\$850.00	\$100.00	\$250.00		\$1,200.00
114 Marie Street	\$1,050.00	\$100.00	\$2,100.00		\$3,250.00
3 14th Street	\$950.00	\$100.00	\$700.00		\$1,750.00
133 Will Street	\$1,044.00	\$50.00			\$1,094.00
11 Journey Lane	\$875.00	\$50.00	\$375.00		\$1,300.00
19 Journey Lane	\$1,000.00	\$50.00	\$2,000.00	under eviction	\$3,050.00
27 Journey Lane	\$975.00		\$1,325.00		\$2,300.00
304 Miller Road	\$300.00	\$50.00			\$350.00
102 Telfair Street	\$950.00	\$50.00	\$400.00		\$1,400.00
	\$7,994.00	\$550.00	\$7,150.00	\$0.00	

TOTAL Past Due Balance For September
\$15,694.00

TOTAL Past Due Balance For August
\$19,332.00

Public Works, Partners, Repairs - September 2025

Status	Project	Funding Source	Total Cost	Estimated Completion	Comments
Pre-construction	Site Prep for Duplexes & Single-Family Homes (212 Gridley Street & 214 Morris Street), Sans Souci	CDBG	\$248,005	TBD	Right of way work to begin 10/22/25. Rental side home construction bids due 11/10 - profile to be presented to November Operations Committee.
Permitting	Iola Wilson Street, Brutontown	CDBG	\$2,132,000	TBD	County Permits Department staff reviewing documents.
Under Construction	Operations Annex	Bank	\$321,063	December	Drywall underway - Exterior repairs.
Planning	Partner: Habitat for Humanity -- Sturtevant Street (3 homes)	HOME	\$155,000	TBD	Habitat will subdivide before construction.

# of Jobs Completed YTD	Repair Projects	\$ Spent YTD	Goal for the Year	Remaining	Comments
5	Owner-Occupied Repairs, GCRA	\$44,742	\$249,839	\$205,097	3 in Unincorporated County; 1 in City of Fountain Inn; 1 Greer
6	Owner-Occupied Repairs, Rebuild Upstate	\$22,222	\$57,500	\$35,278	6 in Unincorporated County
0	Owner-Occupied Repairs, Habitat for Humanity	\$0	\$25,000	\$25,000	-

Memorandum

TO: GCRA Board

FROM: Joe Smith, Executive Director

RE: 1st Quarter Delinquency Report (July 1, 2025 to September 30, 2025)

DATE: October 16, 2025

The information reported represents the delinquency of GCRA accounts for the 1st Quarter of the current Program Year 2025. Each month has approximately **211** active accounts; only **163** of those accounts are reported to Equifax. The 229 accounts have a total principal balance of **\$8,994,569.72**. The Economic Development Portfolio has six accounts with judgments filed against the owners and are not included in this data due to being in a “non-collection” status. The portfolio has three accounts that are in active bankruptcy. The 1st Quarter delinquency rate for GCRA was **2.8 percent**. The delinquency rate has increased by .9 percent since reporting in the 4th Quarter due to past due economic development loans being placed in collection with judgments recorded.

A total of **2** accounts were paid in full during the 1st Quarter of 2025. The total amount of payoff received was **\$35,620.51**.

GCRA has approved one mortgage deferment to homeowners due to loss of income. GCRA has been working closely with Greer Relief and United Housing Connections to provide mortgage assistance to homeowners who have fallen behind for various reasons. GCRA will continue to work with each individual mortgage holder to assist on a case-by-case basis, offering payment plans, deferments, forbearance agreements, and recorded loan modifications to bring the accounts back to a current status. GCRA continues to work with SC Help which in turn provides mortgage assistance to clients who qualify for their mortgage assistance program.

90-Day Mortgage Status Report

July 1, 2025 to September 30, 2025

Type of Account	# of Accounts	Monthly Payments	Principal Balance	90+ Days Late	Percent of Delinquency
Interest Only Mortgage	6	\$803.21	\$16,660.58	0	0.0%
Escrow Mortgage	60	\$37,161.38	\$3,069,702.97	3	5.0%
Rehab Advance	83	\$0.00	\$1,550,277.12	0	0.0%
Escrow Only Accounts	14	\$2,697.91	\$526,202.30	0	0.0%
Partner	33	\$21,772.08	\$3,663,199.56	0	0.0%
Economic Development	6	\$2,234.69	\$93,527.19	3	50.0%
Façade	9	\$0.00	\$75,000.00	0	0.0%
TOTAL	211	\$64,669.27	\$8,994,569.72	6	2.8%

CLOSED ACCOUNTS: 1st Quarter

Interest Only Loans PAID IN FULL - 1st Quarter 2025

Fund Type	Loan Number	Last Transaction Date	Note Date	Amount Financed	Amount Received	
HOME	0102430031	8/1/2025	9/29/2022	\$4,050.00	\$167.51	Homeowners paid in full
TOTAL					\$167.51	

Rehab Advance PAID IN FULL 1st QRT 2025

Fund Type	Loan Number	Last Transaction Date	Note Date	Amount Financed	Amount Received	
CDBG	0220501068	7/14/2025	1/29/2010	\$35,453.00	\$35,453.00	Heirs paid in full
TOTAL					\$35,453.00	

TOTAL \$35,620.51

https://www.postandcourier.com/greenville/news/historic-greenville-church-affordable-apartments/article_af8a23b7-65ad-4c40-a8ac-a3bc84856604.html

A historic Greenville church could be converted into 31 new apartments

BY SETH TAYLOR STAYLOR@POSTANDCOURIER.COM

SEP 24, 2025



The Gallo Company plans to turn Emmanuel Baptist Church into roughly 31 affordable apartments.

SETH TAYLOR/STAFF

GREENVILLE — A historic church is set to be transformed into affordable housing, if developers receive approval from the city.

Developers from **The Gallo Co.** said they plan to turn Emmanuel Baptist Church into roughly 31 new workforce apartments. The historic church is near Mills Avenue in the **Greater Sullivan neighborhood**, once part of the village that sprang up around **Mills Mill** in the early 1900s.

Anthony Gallo, principal broker at The Gallo Co., said the development will be a “legacy project” for the company.

“You look around Greenville, I think a lot of times developers naturally gravitate towards the path of least resistance,” Gallo said. He added his goal “is to truly do something I think is going to be bettering, whether it’s bettering my client or in this case bettering (the community).”

The Gallo Co. laid out initial plans at a Sept. 23 **project preview meeting** before heading to the Historic Review Board for approval. Gallo said he’s also working with the city to determine what financial assistance may be available.

The church will have to be almost entirely reconstructed on the inside, but developers plan to maintain the architecture and reclaim as much material as possible from the building, which is now dilapidated.

When finished, Gallo said the building will include small one-bedroom or studio apartments. While the plans are in the early stages, Gallo said amenities like a dog park, outdoor space or patios may be available.

The apartments are meant to serve people making 80 percent or less of the average median income, according to Gallo. Today, that would mean someone making roughly \$54,000. The Gallo Co. is working with Emmanuel Baptist Church, which still owns the building, to iron out the details before closing. Gallo said he envisions the apartments as cleverly designed, aesthetically appealing additions to a neighborhood that is quickly changing.

“I am confident that the way we will design these units will appeal to the masses,” he said.

If the project moves ahead as scheduled, Gallo said he expects construction to be complete sometime in 2027.

SETH TAYLOR

Seth Taylor covers Greenville and the Upstate for The Post and Courier. Born in Iowa, he worked in Wyoming at the Buffalo Bulletin before moving to the Palmetto State.

The Greenville News – People Plus Properties - NOAH Property Management Offers Affordable Rents For 'Unsung Heroes'

October 6, 2025 – Kathy Laughlin

Affordable housing, property management, Hispanic-owned businesses, technology, even film – Matt Foster has an unwavering enthusiasm for presenting opportunities to anyone willing to embrace them.

As co-founder and CEO of NOAH Property Management, Foster’s job is to look after the well-being of people and properties – 3,500 residents of 2,800 apartments in Greenville, Mauldin, Easley, Anderson, Spartanburg and Pacolet.

NOAH stands for Natural Occurring Affordable Housing. And NOAH Property Management was created in 2023 to manage properties purchased and renovated by Affordable Upstate.



Matt Foster is co-founder and CEO of NOAH Property Management, a company that manages affordable workforce housing in the Upstate.

A real estate investment firm, Affordable Upstate works with investors, lenders and nonprofit organizations to buy “naturally occurring” apartment communities – available properties that have become worn down due to age or neglect.

The goal is to convert the units into modern and energy-efficient apartments that NOAH can then offer at affordable rents, Foster says.

“We’re trying to do things differently than traditional apartment management companies,” he says. “We keep rents at a level that working families can afford, while still having a property that is safe and maintained. Affordable doesn't need to mean less.”

While most apartment communities require the first-and-last-month’s rent as a deposit, NOAH Property Management asks for only \$31. “So, it takes a lot less cash flow to move in,” Foster says.

Residents can also split their rent by paying half at the beginning of the month and half two weeks later. When landlords require that rent be paid in a lump sum, “that's your whole paycheck,” he says. “People have other expenses in their family household.”

The cost of housing in the Upstate has reached a point that “it's running people out of town,” says Foster, who is also Vice-Chair of the South Carolina Hispanic Chamber of Commerce. “People can't afford to live here anymore.”

Average rents in Greenville have increased 31% over three years, and the average rent for a one-bedroom apartment in Greenville is \$1,573 per month or \$18,876 per year, according to the Affordable Upstate website.

That’s affordable only for people who earn at least \$57,000 per year, if they follow conventional budgeting advice to spend no more than a third of their income on housing.

In Greenville, a teacher or a police officer earns an average annual salary of \$54,000, according to ZipRecruiter. A full-time store clerk can make as little as \$33,000 annually, according to Glassdoor.

So, NOAH Property Management is working to change the community's perception of affordable – or workforce – housing, Foster says.

“It's about the teachers. It's about first responders. Police officers. It's about the service industry, restaurant workers. We're trying to provide them with nearby stable housing so they can continue to serve the community,” he says.

“Those are our unsung heroes. We need them. Folks who serve us but don't get the recognition that they deserve. We want to raise more awareness about why affordable housing is important.”

Evictions are also on the rise, and when renters have been evicted, they likely will encounter problems seeking housing in the future.

According to data from August 2024, Greenville County has the second-highest rate of eviction proceedings among 10 states and 34 cities tracked by the Eviction Lab at Princeton University.

“It's sad to see families uprooted, and kids have to make new friends and have their education disrupted because they have to change schools after getting evicted. That's tough. We're trying to prevent that,” says Foster, who grew up in Greer and now lives in Greenville with his wife, Becca, and their two children.

Foster's reach in the Upstate extends beyond housing. Still, his work and interests revolve around creating connections and relationships.

A member of the Hispanic Chamber for more than a decade, he traces his own Hispanic heritage through his mother, who was born in Colombia.

“The chamber provides entrepreneurial empowerment, not just to Hispanic-owned businesses, but to anyone who wants to start a business. They guide you through the red tape – how to file for an LLC or your tax ID number, how to make a business plan or a marketing plan,” Foster says.

The organization is funded by sponsors, corporations, partners and the S.C. Small Business Development Centers.



Sharing a light moment: Mario E. Brown, left, co-founder and principal of Affordable Upstate, Matt Foster, co-founder of NOAH Property Management, and NOAH People and Process Partner Chris Cloud

“When you're starting a business, you need to hire an attorney; you need to hire a CPA. But when you don't have money up front, you go through your local chamber,” Foster says.

“I'm excited about being able to help people start a business, build a business, grow a business, make an impact on the community, to be that resource and to help connect people – just through living here so long and through other organizations, like Reedy Reels,” Foster says.

Foster is a co-founder of the annual Reedy Reels Film Festival in Greenville; has worked for technology firms; ran unsuccessfully for a seat on the Greenville City Council in 2013; founded the property management company Carolina Moves in 2014; and is a managing partner of The Founders Group Real Estate, where he works in the sales division.

“It’s all about relationships,” Foster says. “I connect people who might never have been connected otherwise. It’s super cool.”

Most of all, he wants to continue to provide affordable housing in the Upstate.

“That is our mission. It’s about the families. It's about the children. And it's about the people,” he says.

“Equal treatment. It doesn’t matter where people are from. We just want them to feel safe, respected, and have their apartment be their home. At the end of the day, it's not about politics. It's our community.”

For information about NOAH Property Management, go to noahpm.com. To explore available rentals, go to noahpm.com/apartment-search.

A smart lock is installed at each NOAH apartment, which allows prospective tenants to arrange tours 24 hours a day, seven days a week.