



Minutes
Greenville County Redevelopment Authority
Regular Session
Tuesday, October 28, 2025

Board Members Present: Barry Coleman, Chair
Denise Ernul, Vice Chair
Dean Doolittle
David Doser
James Hammond
Robert Julian
Jane Kizer
Walter Moragne
Joanna Reese
Diana Weir
DeAndra “DJ” Wilson

Board Members Absent: Amy Coleman, Treasurer

Staff Members Present: Joe Smith, Executive Director
Beverly Robertson, Human Resource Manager
Pamela Proner, Finance Director
Francisco Arnaiz, Program Manager
Meg Macauley, Senior Executive Assistant & Office Manager

Guests Present: James Brumbaugh, prospective board applicant

1. **Opening and Roll Call.** The meeting was called to order by the Chair at 12:30 p.m.
2. **Introduction of Guest.** Mr. James Brumbaugh, who made application for appointment to the GCRA board, was welcomed to the meeting.
3. **Invocation.** The invocation was offered by Mr. Doser.
4. **Approval of the September 23, 2025 Board Minutes.** On a motion by Ms. Weir, seconded by Mr. Doser, the Board unanimously approved the minutes of the September 23, 2025 Board meeting as presented.

- 5. Approval of Human Relations Commission Funding Request.** Mr. Arnaiz referenced the memorandum on page 9 of the packet and presented background information about the situation and request. Ms. Kizer inquired about the nature of and restrictions for the HUD funding, and whether the Human Relations Commission has direct access to the same funding. Mr. Arnaiz explained that the HOME-American Rescue Plan (HOME-ARP) funding GCRA received several years ago can be used for supportive services, among other eligible uses, and that this includes fair housing. Ms. Kizer also asked if funding this position could cause a problem for us. Mr. Arnaiz responded that it would be unlikely, and that it would take a great deal of retroactive action to unencumber funds already budgeted and allocated years ago.

Mr. Hammond asked if we will still have remaining HOME-ARP funds after meeting this request. Ms. Proner stated that we have about one million dollars in funds remaining; after a potential developer grant award, we expect to have \$622,000 remaining, which has been earmarked for new construction/rental. Mr. Doser noted that while funding this request can be looked at as “taking away from” new construction for rental, it is important to remember that part of our mission is to preserve existing housing stock and to prevent homelessness whenever possible.

Ms. Reese asked what step would be next in line for addressing fair housing violations if the position were eliminated, sharing her belief that it is essential to have someone in Greenville County fighting for fair housing. Mr. Smith concurred regarding the importance of keeping arbitration at the current level; otherwise, it would likely elevate to Legal Services and to the courts that are already beyond capacity. Ms. Kizer inquired as to potential conflict of interest, since GCRA sometimes utilizes HRC’s arbitration services. Mr. Smith responded that it has historically been fine with no conflict. Discussion ensued regarding the HRC’s plan for sustainability beyond GCRA’s proposed one-year funding award and the importance of maintaining senior experience and institutional knowledge in this position; HRC leadership is already exploring other avenues of alternative funding.

On a motion by Mr. Hammond, seconded by Ms. Weir, the Board unanimously approved the Human Relation Commission’s funding request for \$99,884 as presented.

6. Administration Committee.

- a. Approval of 2026 Holiday Schedule.** Ms. Weir stated that the committee approved the 2026 holiday schedule as presented by Ms. Robertson.

On a motion by Ms. Kizer, the Board unanimously approved the 2026 holiday schedule as presented.

- b. Approval of Board By-Law Revisions.** Ms. Weir stated that the committee also approved recommended revisions to the Board By-Laws as presented by Mr. Smith.

On a motion by Mr. Moragne, the Board unanimously approved the proposed revisions to the Board By-Laws as presented.

- c. **Financial Highlights/KPI.** Ms. Proner presented the Financial Highlights for the month of August. She stated that the 72 percent increase to Notes Payable is due to loan liabilities we inherited for the Project 43 properties, and which must be reported in GCRA's accounting and audit; there is no repayment requirement as long as we satisfy the criteria and timeline. After the affordability period expires, the notes dissolve.

Through the Local Government Investment Pool (LGIP), \$52,872 in interest was earned in August, at an average interest rate of 4.46 percent. \$96,216 has been earned year-to-date.

7. **Operations Committee.** There were no approval items presented at the committee meeting. Mr. Coleman inquired about the houses listed as being demolished. Mr. Doser stated that two structures in the rental portfolio are unsalvageable and are being demolished; new units will be built in their place and will be kept in the rental pool.

8. **Other Business – Executive Director Updates.**

- a. **Federal Budget.** Mr. Smith stated that there has been no change yet regarding the federal government shutdown.
- b. **Transfer of Property.** Mr. Smith stated that the property at Worley Road passed final reading before County Council and should be deeded to us soon. He will speak with the developers this Thursday to continue the discussion about potential development of the parcel; he will also speak soon with City of Greenville officials due to the parcel's proximity to city limits.
- c. **Board Appointments.** Mr. Smith stated that County Council will be holding a special called Committee of the Whole meeting today at 5:00 p.m. to interview applicants seeking appointment or reappointment to the GCRA board. Council will approve the decisions at their normal meeting on November 4th.
- d. **ReWa & MetroConnects Affordable Housing Participation.** Mr. Smith stated that he has had several meetings recently with ReWa and MetroConnects officials to discuss offsetting tap fees for affordable housing developments. ReWa will request an increase to the fund with which they rebate some of our tap fees from \$110,000 to \$175,000, which we split with the City. Thus far, the rebates have only been used for single-family detached homes, but the program will be expanded to multi-family projects as well. Mr. Smith noted that we have an excellent relationship with both utility companies.

- e. **Potential Partnership with United Ministries.** Mr. Smith showed maps of the “Project Railroad” parcel and draft renderings of the United Ministries (UM) proposed transitional housing “tiny home” village. UM’s advisors have been working with them to put together the concept, with the hope that the parcel would be deeded to GCRA and that a development partnership could be formed. Mr. Smith spoke about the potential for a long-term ground lease instead of donating the parcel outright to United Ministries, and he noted that UM have not begun a formal fundraising effort for their project but have already raised about \$2 million. A smaller version of this concept already exists in Easley and has been quite successful; UM have been working diligently to identify the ideal property for their plans. Mr. Smith stated that he expects to bring a formal proposal to the board once UM determine a budget and more details.

Questions were posed and discussion ensued regarding the size and character of the “tiny homes,” low- versus high-density advantages in light of the current development perspective of County officials, potential for City annexation of the parcel, infrastructure challenges and character of the existing neighborhood around the parcel, and zoning considerations.


- f. **Sans Souci Neighborhood Meeting.** Mr. Smith stated that he and several members of Program Department staff will attend the Sans Souci neighborhood meeting this evening to update residents about the Gridley Place development, including impending road closure to begin infrastructure improvements under the street. The rental duplex vertical portion of the development is currently out for bid, due back November 10th; staff expect to bring a profile for approval to the Operations Committee and Board in November.

9. **Executive Session.** On a motion by Ms. Weir, seconded by Mr. Doser, the Board voted unanimously to enter Executive Session at 1:12 p.m. to discuss a personnel matter.

On a motion by Ms. Weir, seconded by Ms. Kizer, the Board voted unanimously to exit the Executive Session. Executive Session adjourned at 1:29 p.m.

On a motion by Mr. Hammond, seconded by Ms. Reese, the Board voted unanimously to approve a four percent salary increase for the Executive Director.

10. **Adjournment.** There being no further business, on a motion by Ms. Weir, seconded by Ms. Ernul, the meeting was adjourned at 1:34 p.m.


Secretary