



Minutes
Greenville County Redevelopment Authority
Regular Session
Thursday, November 20, 2025

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

Board Members Absent: Amy Coleman

Staff Members Present: Joe Smith, Executive Director
Pamela Proner, Finance Director
Haley Howell, Associate Community Development Planner
Meg Macauley, Senior Executive Assistant & Office Manager

Guests Present: Matthew Nocella, incoming board member
Paul Schweikardt, incoming board member

1. **Opening and Roll Call.** The meeting was called to order by the Chair at 12:30 p.m., who then introduced new board members, Matthew Nocella and Paul Schweikardt, who spoke about themselves briefly. Board and staff members then introduced themselves.
2. **Invocation.** The invocation was offered by Ms. Kizer.
3. **Approval of the October 28, 2025 Board Minutes.** On a motion by Mr. Doser, seconded by Ms. Weir, the Board unanimously approved the minutes of the October 28, 2025 Board meeting as presented.
4. **Approval of HOME-ARP Funding Request for Greenville Together/United Way of Greenville County.** Ms. Howell referenced the memorandum on page 10 and stated that staff believe this is a positive use of our HOME-ARP funding and a quick and effective way to house 45 families. Discussion ensued regarding the relationship between the United Way and Greenville Together. Mr. Doser asked how much HOME-ARP funding we have. Ms. Proner responded that after the funding which was approved for the staff position at the Human Relations Commission, \$522,000 remains that is not already committed to a project. If approved, \$50,000 will be made available to Greenville Together initially, with the remainder to be distributed contingent upon performance.

Mr. Hammond requested that staff explain, for the benefit of the new board members, how services for homelessness fit into the picture of GCRA's mission. Mr. Smith stated that the mission of GCRA is not only to produce new affordable housing, but also to repair homes so that citizens can age in place; we also support human service agencies such as Meals on Wheels and the Greenville Free Medical Clinic through subrecipient funding allocations. This proposed use of HOME-ARP funding assists with rehousing individuals and families experiencing homelessness; Greenville Housing Authority provides the housing vouchers that will cover rent costs, and GCRA's contribution will assist with moving expenses and initial deposits.

On a motion by Mr. Doser, seconded by Mr. Hammond, the Board unanimously approved the funding request for up to \$250,000 to Greenville Together/United Way of Greenville County to rapidly transition households in shelter to permanent housing. Ms. Wilson abstained from voting due to her employment with Greenville Together.

5. **Election of Officers.** Mr. Coleman extended praise and expressed gratitude to staff for supporting and assisting him during his time as Board Chair. He then opened the floor for nominations for Chair. Ms. Weir nominated Ms. Kizer; Mr. Moragne seconded the nomination. Mr. Hammond moved to close nominations for Chair; Ms. Weir seconded. Ms. Kizer was appointed Chair by acclamation.

Ms. Kizer then opened the floor for nominations for Vice Chair. Mr. Moragne nominated Ms. Ernul; Ms. Weir seconded the nomination. Ms. Weir moved to close nominations for Vice Chair; Mr. Moragne seconded. Ms. Ernul was appointed Vice Chair by acclamation.

Ms. Kizer then opened the floor for nominations for Treasurer. Mr. Moragne nominated Ms. Weir; Ms. Ernul seconded the nomination. Ms. Reese moved to close nominations for Treasurer; Mr. Julian seconded. Ms. Weir was appointed Treasurer by acclamation.

6. **Board Business for the Next Year.**

- a. **Review Administration and Operations Committee Responsibilities.** Ms. Macauley stated that the new Chair will assign board members to the two committees between now and the December 2nd holiday luncheon, and advised the board members to speak to Ms. Kizer if they have committee assignment requests.
- b. **2026 Meeting Schedule.** Ms. Macauley referenced page 11 of the packet and stated that the final version of the schedule will be provided after committee assignments are made and committee officers are determined at the January committee meetings. She requested that the board members mark their calendars for the meeting dates to ensure their attendance and offered to send calendar requests for the entire year in advance.

7. Administration Committee.

- a. Approval of Affordable Housing Development Consultant Contract.** Ms. Weir stated that the committee approved the consultant contract for The Compass Group, LLC, not to exceed 60 hours or \$15,000. She and Mr. Smith explained the differences between the two companies and their proposals, emphasizing that The Compass Group will provide more in-depth knowledge regarding HUD requirements and will guide staff through one project as a case study. Discussion ensued about the excellent professional development opportunity this will be for senior staff, who will then share the knowledge with other staff and board members. Mr. Hammond suggested a cost-benefit analysis after some time passes to determine specific changes that occur due to the advice of the consultants. Mr. Smith referenced Mr. Moragne’s recent statements about “lessons learned” and how this consultant arrangement and case study approach should greatly inform decisions going forward.

On a motion by Mr. Hammond, the Board unanimously approved the consultant contract for The Compass Group, LLC as presented.

- b. Financial Highlights/KPI.** Ms. Proner presented the Financial Highlights for the month of September. She stated that the sale of a Fairview townhome affected Cash, Assets, and Notes Payable, with the loan balance now \$450,000. The first draw for the Annex renovation work reduced Notes Payable.

Mr. Moragne noted, for the benefit of the new board members, that Ms. Proner uses a green/yellow/red color-coding system for the Financial Highlights report. There has never been a need for red; if an item is yellow, that indicates something the board needs to understand and/or on which they may need to make a decision.

The Local Government Investment Pool (LGIP) balance is \$13.9 million, representing 95 percent of total cash. The average interest rate was 4.40 percent, with \$50,236 earned during September for a total of \$146,452 earned year-to-date.

8. Operations Committee.

- a. Approval of Construction Cost Profile.** Mr. Doser stated that the committee approved a construction cost of up to \$1,795,750 for the Gridley Place rental duplexes, six units (three buildings) on Gridley Street in Sans Souci, with work to be performed by the Upland Builder Group. Mr. Smith noted that there is no loan associated with this project, so there is no debt service to cover. Discussion ensued regarding the impact this project, in addition to the infrastructure project already underway as well as the upcoming construction of single-family homes, will have on the whole Sans Souci neighborhood.

On a motion by Ms. Weir, the Board unanimously approved the cost of up to \$1,795,750 for construction of six new rental duplexes on Gridley Street as presented.

9. Other Business – Executive Director Updates.

- a. Federal Budget.** Mr. Smith stated that we are now operating under a Continuing Resolution through the end of January; a final federal budget remains to be determined.

- b. Transfer of Property/Annexation Possibilities.** Mr. Smith stated that the deed is expected imminently from the County for the Worley Road parcel that was approved for transfer to GCRA. There has been a great deal of conversation with City of Greenville representatives and with the two parties who are seeking LIHTC project approval. Processes for rezoning and for annexation into the City can run concurrently, so this is an appealing path to pursue. Mr. Smith stated that he expects to bring a profile for approval to the Administration Committee and Board in January after more discussion and due diligence occur.

Mr. Smith also stated that he has been in conversation with United Ministries about their proposed transitional housing “tiny home village” on the Project Railroad parcel. He hopes to have Lizzie Bebber, President of United Ministries, at the January Board meeting to speak about the project.

- c. ReWa & MetroConnects Affordable Housing Participation.** Mr. Smith stated that good conversations have occurred regarding partnership with ReWa and MetroConnects to offer some cost reduction for affordable housing in the unincorporated county and in the City of Greenville. ReWa staff have increased the funds they utilize for rebating tap fees to \$175,000 from \$110,000. The last significant contribution for offsetting tap fees was for our Journey Lane apartments in Mauldin. Habitat for Humanity are building houses that will qualify for reduced tap fees.
- d. New Board Member Orientation.** Mr. Smith stated that an orientation for Mr. Nocella and Mr. Schweikardt will be scheduled for January. Staff will provide information for review in advance. After a working lunch in the office, Mr. Smith will take the new board members on a tour of GCRA and partner projects.
- e. Board Retreat in 2026.** Mr. Smith stated that he would like to schedule the board retreat during the month of February if possible; staff will offer some dates via an online poll. Mr. Smith expects at least a half day will be necessary for in-depth discussion; he plans to hold the retreat at the newly renovated Annex, with breakfast and lunch provided. An agenda of topics will be crafted and shared in advance. Discussion ensued about the current difficult economic and political climate and the need for ongoing communication between board members and their corresponding County Council representatives. Closely related is the need for an updated “GCRA Report Card” to showcase our impact in the community, as well as talking points for board members to prepare for robust advocacy.

- 10. Adjournment.** There being no further business, on a motion by Ms. Weir, seconded by Ms. Reese, the meeting was adjourned at 1:36 p.m.


Secretary