



“Spring is
the time of
plans and
projects.”

- LEO TOLSTOY

GCRA Board Meeting

March 24, 2026

April 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3 Good Friday (Office Closed)	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		

May 2026

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

GCRA Board Meeting Agenda
Tuesday, March 24, 2026 – 12:30 p.m.
GCRA Board Room

- 1) Call to Order Chair Jane Kizer
- 2) Invocation
- 3) *Approval of February 24, 2026 Board Minutes (Pages 5 – 6)
- 4) *Approval of Fairview Townhomes Infrastructure Closeout (Handout)
- 5) *Approval of Amendment to Funding Allocation for PY 2026 ESG Subrecipients (Page 7)
- 6) Administration Committee (Pages 8 – 11)
 - a) *Approval of PY 2026 CDBG Unincorporated Public Service Subrecipients
 - b) *Approval of PY 2026 ESG Subrecipients (*with amendment as above*)
 - c) *Approval of PY 2026 Home Repair Subrecipient
 - d) *Approval of PY 2026 Developers/Partners
 - e) *Approval of PY 2026 Community Housing Development Organization (CHDO)
 - f) Financial Highlights – KPI (Page 12)
- 7) Operations Committee Reports (Pages 13 – 15)
- 8) Other Business
 - a) Executive Director Updates
- 9) Executive Session. When necessary, the Board convenes in Executive Session for the discussion of negotiations incidental to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the Redevelopment Authority of a claim, or other matters authorized by the South Carolina Freedom of Information Act.
- 10) Adjournment



Minutes
Greenville County Redevelopment Authority
Regular Session
Tuesday, February 24, 2026

Board Members Present: Barry Coleman
Dean Doolittle
Denise Ernul, Vice Chair
James Hammond
Robert Julian
Jane Kizer, Chair
Joanna Reese
Paul Schweikardt
Diana Weir, Treasurer
DeAndrea “DJ” Wilson

Board Members Absent: David Doser
Matthew Nocella

Staff Members Present: Joe Smith, Executive Director
Pamela Proner, Finance Director
Francisco Arnaiz, Program Manager
Levi Chesney, Project Manager
Meg Macauley, Senior Executive Assistant & Office Manager

1. **Opening and Roll Call.** The meeting was called to order by the Chair at 9:00 a.m.
2. **Invocation.** The invocation was offered by Ms. Weir.
3. **Approval of the December 2, 2025 Board Minutes.** On a motion by Ms. Weir, seconded by Ms. Ernul, the Board unanimously approved the minutes of the December 2, 2025 Board meeting as presented.
4. **Administration Committee.**
 - a. **Financial Highlights/KPI.** Ms. Proner presented the Financial Highlights for the month of December. She stated that the Fairview Townhomes bank note balance is still \$450,000; LGIP and Cash balances are healthy; and two assets were moved from the Rental Portfolio to GCRA while demolition and reconstruction work is performed.

5. **Operations Committee.** There were no approval items presented at the committee meeting. Mr. Smith stated that the main item of business was the presentation by United Ministries staff; a profile will be presented to the board soon.

6. **Other Business – Executive Director Updates.**
 - a. **Annexation Completion.** Mr. Smith welcomed the board to the Annex and praised staff for their hard work towards completion. He noted that the beautiful new board room tables were crafted by staff member John Merritt, a talented woodworker.

 - b. **Worley Road Project/City Council Meeting.** Mr. Smith stated that he attended last night’s Greenville City Council meeting for first reading to approve annexation and rezoning of the Worley Road property; the motion passed unanimously, and the project was extremely well received. He praised our partners, the Fitch Irick Corporation and Creative Builders, and noted the excellent consultant work being provided by Compass Group. An approval item for formalization of next steps may be presented to the Administration Committee and board soon.

7. **Adjournment.** There being no further business, on a motion by Ms. Weir, seconded by Ms. Ernul, the meeting was adjourned at 9:08 a.m.

Secretary

Memorandum

To: GCRA Board

From: Joe Smith
Executive Director

Date: March 24, 2026

Subject: Amendment to Funding Allocation for PY 2026 ESG Subrecipients

Current	Request	Recommendation
UHC Outreach	\$ 19,300.00	\$ -
UHC Shelter	\$ 14,000.00	\$ -
United Ministries	\$ 105,000.00	\$95,279.40

Amendment	Request	Recommendation
UHC Outreach	\$19,300.00	\$14,000.00
UHC Shelter	\$14,000.00	\$14,000.00
United Ministries	\$105,000.00	\$67,279.40

Reason for Amendment: Funding United Ministries (UM) at the current level would be an increase of over 70 percent in funding compared to last year. Not funding United Housing Connections (UHC) would withdraw financial support for the Intake Coordinator and Third-Shift Security at Reedy Place Permanent Supportive Housing.

Staff Recommendation: Approve the amendment to Program Year 2026 Emergency Solutions Grant (ESG) Subrecipient funding allocation amendment as presented, in order to continue to support the UHC positions, while also increasing funding to UM by 23 percent.

Memorandum

To: GCRA Board Members

From: Joanna Reese, Administration Committee Chair

Re: Administration Committee Meeting, March 10, 2026

Date: March 10, 2026

- 1. Opening and Roll Call.** The Administration Committee met on Tuesday, March 10, 2026, at 12:30 p.m. Committee members present were Joanna Reese, Chair; Barry Coleman; Jane Kizer; Paul Schweikardt; and Diana Weir (virtual). Dean Doolittle was absent. Staff present were Joe Smith, Executive Director; Pamela Proner, Finance Director; Francisco Arnaiz, Program Manager; Haley Howell, Associate Community Development Planner; José Reynoso, Senior Community Development Planner; Mary Rivera, Associate Community Engagement Specialist; and Meg Macauley, Senior Executive Assistant & Office Manager.
- 2. Invocation.** The invocation was offered by Mr. Arnaiz.

Action Items: The following items which were considered by the Administration Committee must be approved or ratified by the Board.

- 3. Approval of PY 2026 CDBG Unincorporated Public Service Subrecipients.** Ms. Rivera referenced page 5 of the packet and reviewed each agency's funding request and staff recommendations. The subrecipients recommended for funding this year include Greenville Free Medical Clinic, Human Relations Commission/Fair Housing, Meals on Wheels, Public Education Partners, SAFE, Safe Harbor, The Salvation Army, United Health on Main, and Upstate Warrior Solution, for a total budgeted amount of \$302,000. Several committee members posed questions; discussion ensued, and all questions were answered satisfactorily.

On a motion by Ms. Kizer, seconded by Ms. Weir, the Committee unanimously approved the Program Year 2026 CDBG Unincorporated Public Service Subrecipient funding as presented.

- 4. PY 2026 CDBG Municipal Subrecipient Information.** Ms. Rivera stated that the municipality funding recommendations will be approved by each city council, so the board does not vote on this. She then referenced page 6 and reviewed each agency or program seeking funding and staff recommendations. Ms. Kizer asked about the dramatically different funding amounts for different municipalities. Mr. Smith responded that the budget is set based upon Census tract data; Ms. Proner noted that subrecipient funding cannot exceed 15 percent of total allocation.

5. **Approval of PY 2026 ESG Subrecipients.** Ms. Howell referenced page 7 and reviewed each agency's funding request and staff recommendations. The subrecipients recommended for funding this year include BootPrint, Pendleton Place, SHARE, United Ministries, Human Relations Commission, United Housing Connections, and GCRA's Rapid Rehousing and Homelessness Prevention for a total budgeted amount of \$230,139.08. Several questions were asked regarding performance, application and award process, and communication. Mr. Arnaiz responded that staff correspond when necessary with subrecipients to discuss applications, performance, and deficiencies which may impact scoring.

On a motion by Ms. Weir, seconded by Mr. Schweikardt, the Committee unanimously approved the Program Year 2026 CDBG Emergency Solutions Grant (ESG) Subrecipient funding as presented.

6. **Approval of PY 2026 Home Repair Subrecipient.** Mr. Reynoso referenced page 8 and stated that one applicant is being recommended for funding this year: Rebuild Upstate, for a budgeted amount of \$57,500. Habitat for Humanity are working through previous years' funding allocations. Discussion ensued regarding GCRA's in-house home repair program and the different types of repair work that would be outsourced to Rebuild Upstate versus being handled by GCRA directly.

On a motion by Ms. Kizer, seconded by Ms. Weir, the Committee unanimously approved the Program Year 2026 Home Repair Subrecipient funding for Rebuild Upstate as presented.

7. **Approval of PY 2026 Developers/Partners.** Mr. Reynoso conducted a PowerPoint presentation to review the developers/partners who requested funding this year: Fitch Irick, Inc., Homes of Hope, Inc., Greer Community Outreach, and CommunityWorks, for a budgeted amount of \$1,240,000. Mr. Reynoso spoke about the details of each proposed project, including location, construction designs and plans, total budget, and amount requested from GCRA. Several committee members posed questions; discussion ensued, and all questions were answered satisfactorily.

On a motion by Ms. Weir, seconded by Mr. Coleman, the Committee unanimously approved the Program Year 2026 Developer/Partner funding for developers/partners as presented.

8. **Approval of PY 2026 Community Housing Development Organization (CHDO).** Mr. Reynoso stated that one applicant is being recommended for funding this year: Habitat for Humanity, for a budgeted amount of \$157,000 towards construction of two new single-family homes.

On a motion by Ms. Kizer, seconded by Mr. Coleman, the Committee unanimously approved the Program Year 2026 Community Housing Development Organization (CHDO) funding for Habitat for Humanity as presented.

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Please review the following items of business discussed at the Administration Committee meeting. These items will not be discussed in the Board Meeting unless there is a question or comment about them.

9. Administration Reports

- a. **Subrecipient Report.** Ms. Rivera presented the report, stating that while the report reflects ESG reimbursements of 50 percent, more draws have been completed since the time of publication. She has been in touch with City of Simpsonville representatives to encourage timely expenditure of their funds; the City of Mauldin had to reprogram some of their funding due to a misunderstanding over eligible use of funds.
- b. **Timeliness Report.** Mr. Arnaiz presented the report, stating that the goal by May of 2026 is a ratio of 1.5 for a remaining dollar amount of \$1,299,099 left to spend to be in compliance with CDBG guidelines. Staff are in the process of executing a contract with MetroConnects for the Union Bleachery sewer line replacement project. Gridley Place, Fairview Townhomes Infrastructure Closeout, Iola Wilson Street, demolition and reconstruction of several rental units, and subrecipient draws will all contribute to expenditures that assist in meeting the deadline.

10. Financial Reports

- a. **Financial Highlights – KPI.** Ms. Proner shared exciting news that Greenville County Finance staff this week sent us \$2.2 million, which is comprised of the \$2 million for the current year and \$200,000 that was outstanding from 2024. This will be reflected in the March financials.

Ms. Proner then provided updates for the month of January, noting that there was an increase to Notes Payable from the final draw for Annex renovation work; the loan of \$321,000 was fully drawn. She noted that the total cost for the Annex property purchase, demolition, and renovation was \$840,000, well under staff's original estimate of \$1 million. January Expenditure activities included home repair, subrecipients, and shelter and outreach. The rental portfolio is healthy, with some expenses being subsidized by GCRA funds. The average interest rate for the LGIP decreased slightly to 3.96 percent. The Fairview Townhomes loan balance is \$450,000. Ms. Proner noted that staff may recommend in-house financing for a potential buyer who is currently a long-time GCRA tenant.

- b. **January Financials.** There were no questions posed regarding the financial statements.

11. Other Business – Executive Director Updates.

- a. Property Transfers/Annexation Possibilities.** Mr. Smith stated that Greenville City Council at their meeting on Monday night approved the Worley Road property for annexation and zoning change. He also shared that he met last week with City Manager, Shannon Lavrin, to discuss the Worley Road project. City representatives have made a commitment to waive all review and building permit fees related to the project.

Mr. Smith stated that he plans to ask Greenville County to proceed with legal transfer of the Belle Meade property to us. He reminded the committee of the history of the property and noted that a couple of local residents may oppose our plans because they would prefer fewer houses be built with some lots donated to the neighboring church for additional parking.

- b. Conflict of Interest Forms.** Mr. Smith distributed Conflict of Interest Forms and requested that all board members sign them to ensure we have the latest update executed by all board and staff.
- c. Annual Action Plan Meetings.** Mr. Smith thanked staff for their diligent work towards completion of the Annual Action Plan, and noted that Mr. Arnaiz would be presenting the Plan at all City Council meetings for the municipalities.
- d. Follow-Up from Board Retreat.** Mr. Smith stated that he plans to respond to feedback from the retreat at the March board meeting. He noted that staff are working on creation of a banner for marketing the Fairview Townhomes, and that Ms. Hallman is posting information on GCRA's Facebook page.

- 12. Adjournment.** There being no further business and on a motion by Ms. Kizer, seconded by Mr. Schweikardt, the meeting was adjourned at 1:59 p.m.

GCRA Financial Highlights
Month at a Glance January 26

<u>Government-Wide</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>Change from FY25 (FYTD)</u>	<u>%</u>
Cash	14,488,148	Increase	1%	Decrease	-2%
Total Assets	48,883,344	Increase	0%	Increase	6%
Notes Payable	4,880,793	Increase	3%	Increase	75%
Debt-to-income			3%		0%
Net Position	38,798,011	Increase	0%	Decrease	-2%
Net invest. in capital assets	11,911,810	Increase	1%	Increase	0%
Unrestricted net assets	26,886,201	Decrease	0%	Decrease	-4%
<u>Governmental Funds</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>	
Revenue	544,076	Decrease	-8%	5,345,077	
Expenditures	586,389	Increase	17%	5,066,647	
Net change in fund balance	(42,313)	Decrease	-146%	278,430	
<u>Rental Portfolio</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>	
Net Income (loss)	34,265	Increase	-27%	93,412 **	
<u>Local Government Invest. Pool</u>				<u>Interest</u>	
LGIP Balance:	13,912,391	% of total cash:	96%	46,846	Month
		Avg Interest rate:	3.96%	339,188	YTD

Notes:

GCRA is still awaiting balance of \$200,000 from the County for the FY24 Budget.

Monthly Highlights:

Fairview Loan Balance \$ 450,000
Fairview remaining units to sell: 8 units

Rental Portfolio:

** With intercompany transfers

Moved Marie St & Miller Road debt to GCRA to cover deficit in those portfolios

Memorandum

To: GCRA Board Members

From: David Doser, Operations Committee Chair

Re: Operations Committee Meeting, March 12, 2026

Date: March 12, 2026

1. **Opening and Roll Call.** The Operations Committee met on Thursday, March 12, 2026, at 12:43 p.m. Committee members present were David Doser, Chair; Denise Ernul; Robert Julian; Matthew Nocella; and DeAndra “DJ” Wilson. James Hammond was absent. Staff present were Joe Smith, Executive Director, and Meg Macauley, Senior Executive Assistant & Office Manager.
2. **Invocation.** The invocation was offered by Ms. Ernul.
3. **Fairview Townhomes Infrastructure Closeout.** Mr. Smith stated that staff were retracting the approval item for consideration at this time, as the pricing is expected to change significantly due to increases in the cost of diesel fuel. He hopes to have updated pricing back in time to bring a new profile directly to the Board at their March meeting.

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Please review the following items of business discussed at the Operations Committee meeting. These items will not be discussed in the Board meeting unless there is a question or comment about them.

4. **Operations Reports**
 - a. **Home Sales Report.** Mr. Smith stated that contracts are expected for the house at 1306 W. Bramlett Road and for one of the Fairview townhomes. A long-time renter at Journey Lane in Mauldin is seeking to purchase a townhome and may be the ideal candidate for Mortgage Loan Fund (MLF) financing; staff hope to present a profile for financing soon.
 - b. **Rental Property Reports.** Mr. Smith showed video and photos of demolition underway at 106 Heatherly Drive and at 19/21 Young Street. Another single-family home will be constructed for 106 Heatherly, and staff are hoping that a quadriplex will be possible at the Young Street property to fully replace the two duplexes that have been demolished. 38-A Hollywood Circle has become occupied since publication of the report.

The Rental Delinquency Report for February reflected a balance of \$11,075; this was a significant reduction from January's delinquency balance, attributable to tax refunds, family assistance, and other financial help being obtained by tenants.

- c. **Public Works, Partners, & Repairs Report.** Mr. Smith presented the report for February, noting that contracts have been executed for work at Gridley Place; permits have finally been approved, so sewer work under the road can commence. Staff hope to have the Iola Wilson project out to bid in about three weeks. Mr. Smith showed photographs of the Annex when interior demolition was underway and complete and when renovation work was underway. Habitat for Humanity are constructing a duplex unit for rental and a single-family home for sale on lots at the end of Sturtevant Street, just across from the Annex property. The Active Day parking lot project is a new addition to the report; approximately \$38,000 in CDBG funds will be expended to pave the parking lot that is shared through an agreement between GCRA and the Textile Heritage Park.

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

- a. **Property Transfers/Annexation Possibilities.** Mr. Smith stated that Greenville City Council at their meeting on Monday night approved the Worley Road property for annexation and zoning change. The developers have reduced the unit count from 72 to 65 to better suit per-unit cost calculations. Self-scoring indicates that the project is the top LIHTC application in Greenville County, and within the top five in the state; applications are due in May. Mr. Smith also shared that he met last week with City Manager, Shannon Lavrin, to discuss the Worley Road project. City representatives have made a commitment to waive all review and building permit fees related to the project.

Mr. Smith stated that he plans to ask Greenville County to proceed with legal transfer of the Belle Meade property to us. He reminded the committee of the history of the property and noted that a couple of local residents may oppose our plans because they would prefer fewer houses be built with some lots donated to the neighboring church for additional parking. He hopes to be able to bid the project soon, and noted that the property will require significant site preparation due to challenging topography. Mr. Smith also stated that Upstate Circle of Friends will eventually develop their excess property; they will receive funding from the Jolly Foundation and Hollingsworth Funds and may apply next year for GCRA partner/developer funding.

- b. **Conflict of Interest Forms.** Mr. Smith distributed Conflict of Interest Forms and requested that all board members sign them to ensure we have the latest update executed by all board and staff.

- c. **Follow-Up from Board Retreat.** Mr. Smith stated that he plans to respond to feedback from the retreat at the March board meeting.

Mr. Doser asked when the board will vote regarding the United Ministries tiny house village proposal. Mr. Smith responded that it will likely be April, after they complete due diligence work.

- d. **Funding Update.** Mr. Smith stated that Greenville County Finance staff this week sent us \$2.2 million, which is comprised of the \$2 million for the current year and \$200,000 that was outstanding from 2024. Mr. Doser inquired as to the total funding they approved for the current year. Mr. Smith responded that they cut our funding from \$3 to \$1 million, but then approved an additional \$1 million specifically for the down payment program for Greenville County employees.

Mr. Smith also shared that the Federal HUD budget was finally approved, and that it preserved CDBG and HOME funding at previous levels.

- 6. **Adjournment.** There being no further business and on a motion by Ms. Ernul, seconded by Mr. Julian, the meeting was adjourned at 1:28 p.m.

The Greenville Journal – Greenville Together awarded \$250K in federal funding by GCRA

March 12, 2026 – Megan Fitzgerald



In 2025, Greenville Together helped 90 households consisting of 154 people move into permanent housing, led advocacy efforts to support unsheltered individuals, collected monthly data on the local homeless population and engaged with members of the community.

Photo provided by Greenville Together

The Greenville County Redevelopment Authority has awarded \$250,000 in federal funding to support Greenville Together.

Greenville Together is a community-driven initiative hosted by the United Way of Greenville County that addresses homelessness in Greenville. The federal funds awarded to the initiative are from the [HOME American Rescue Plan](#) program through the U.S. Department of Housing and Urban Development.

In 2025, Greenville Together partnered with Greenville Housing Authority and the Greenville Housing Fund to deploy 45 Housing Choice Vouchers to households living in emergency shelters and motels. Twenty-six households have moved into permanent housing using the vouchers and 19 additional households are in the process of securing housing.

Cody Carver, director of Greenville Together, said the federal funding allows the initiative to remove specific, predictable obstacles that prevent families from effectively using the housing vouchers. Common obstacles include application fees, security deposits, moving expenses, past bills and more.

“Our focus is solutions that work,” Carver said. “This investment will help people move into housing faster and strengthen how our community responds to homelessness.”

Haley Howell, GCRA’s community development planner, said they are proud to partner with Greenville Together through United Way of Greenville County to help more neighbors access stable housing. GCRA administers HUD funds to help expand affordable housing options for residents in Greenville County.

“Efforts like this show what’s possible when organizations come together to remove barriers and create real pathways to housing for families across Greenville County,” Howell said.

For more information on Greenville Together, visit greenvilletogether.org.