



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

Board Members Present: Jane Kizer, Chair
Denise Ernul, Vice Chair
Diana Weir, Treasurer
Barry Coleman
Dean Doolittle
David Doser
James Hammond
Robert Julian
Matthew Nocella
Joanna Reese
Paul Schweikardt

Board Members Absent: DeAndra “DJ” Wilson

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

Guest Present: Russell Dodds, prospective board applicant

1. **Opening and Roll Call.** The meeting was called to order by the Chair at 12:30 p.m.
2. **Invocation.** The invocation was offered by Ms. Proner.
3. **Approval of the February 24, 2026 Board Minutes.** On a motion by Ms. Weir, seconded by Mr. Hammond, the Board unanimously approved the minutes of the February 24, 2026 Board meeting as presented.
4. **Approval of Fairview Townhomes Infrastructure Closeout.** Mr. Smith referenced the profile on-screen and stated that a low bid of \$147,500 was received from Upland Builder Group to complete the infrastructure as designed for the closeout of the Fairview Townhomes Infrastructure project, to include paving, sidewalks, pond, stormwater final inspection, and hydroseeding on non-constructed lots per City of Greer requirements. He noted that although staff had a price several months ago, recent increases to diesel fuel and other costs necessitated rebidding the project. Questions were asked and discussion ensued regarding available funding, expenditure helping with timeliness for HUD, and the City of Greer’s position regarding close-out.

On a motion by Ms. Ernul, seconded by Mr. Schweikardt, the Board unanimously approved a contract of \$147,500 with Upland Builder Group for completion of the Fairview Townhomes Infrastructure Closeout project as presented.

5. **Approval of Amended Funding Allocation for PY 2026 ESG Subrecipients.** Ms. Kizer referenced the memo on page 7 and stated that the amended amounts only affect United Ministries and United Housing Connections; funding for the other agencies previously approved by the Administration Committee at their March meeting remains the same, but it is parliamentarily appropriate to approve the amended recommendations in their entirety today. Mr. Arnaiz explained the rationale for the change in request: funding United Ministries at the current level would be an increase of over 70 percent in funding compared to last year. Not funding United Housing Connections would withdraw financial support for the Intake Coordinator and Third-Shift Security at Reedy Place Permanent Supportive Housing.

On a motion by Ms. Weir, seconded by Ms. Ernul, the Board unanimously approved the funding allocation for PY 2026 ESG subrecipients as amended.

6. **Administration Committee.**

- a. **Approval of PY 2026 CDBG Unincorporated Public Service Subrecipients.** Ms. Reese stated that the committee unanimously approved the Program Year 2026 CDBG unincorporated public service subrecipient funding as presented.

On a motion by Ms. Weir, the Board unanimously approved the Program Year 2026 CDBG unincorporated public service subrecipient funding.

- b. **Approval of PY 2026 Home Repair Subrecipient.** Ms. Reese stated that the committee unanimously approved the Program Year 2026 home repair subrecipient funding for Rebuild Upstate as presented.

On a motion by Ms. Weir, the Board unanimously approved the Program Year 2026 home repair subrecipient funding.

- c. **Approval of PY 2026 Developers/Partners.** Ms. Reese stated that the committee unanimously approved the Program Year 2026 developer/partner funding for Fitch Irick, Inc., Homes of Hope, Inc., Greer Community Outreach, and CommunityWorks as presented.

On a motion by Ms. Weir, the Board unanimously approved the Program Year 2026 developer/partner funding.

- d. **Approval of PY 2026 Community Housing Development Organization (CHDO).** Ms. Reese stated that the committee unanimously approved the Program Year 2026 funding for Habitat for Humanity as presented.

On a motion by Ms. Weir, the Board unanimously approved the Program Year 2026 CHDO funding.

- e. **Financial Highlights/KPI.** Ms. Proner presented the Financial Highlights for the month of January. She stated that the most significant update is the \$2.2 million received from Greenville County after the month of January was closed. She also noted that the LGIP interest rate continues to drop by about two tenths of a point each month, but staff are still pleased with the rate of return.
7. **Operations Committee.** There were no approval items presented at the committee meeting.
8. **Other Business – Executive Director Updates.**

- a. **Welcoming Guest.** Mr. Smith re-introduced Mr. Russell “Rusty” Dodds, prospective board applicant who attended a board meeting last September and who intends to apply again during the 2026 fall cycle.
- b. **Board Retreat Follow-Up.** Mr. Smith shared that a new banner advertising the Fairview Townhomes has been created and installed on-site; Ms. Reese may have identified some interested applicants.

Mr. Smith stated that staff owe the board two items: talking points that will help board members accurately share information about GCRA’s activities and accomplishments, and an updated “Report Card” with new data for the current fiscal year.

- c. **Project Status.** Mr. Smith also stated that there is finally progress on the Gridley Street project; traffic control is in place and grading for the duplex side is about to begin, with stormwater boxes reordered for the underground road work portion of the project. As of yesterday, the parking lot at the Active Day Center was repaved, and striping to complete the project should occur today; Textile Heritage Society representatives are very pleased.
- d. **Meetings with Partners.** Mr. Smith stated that he met recently with City of Greenville staff to continue the conversation about the possibility of GCRA managing the City’s federal dollars. The process takes time, and will likely require a vote by City Council. Tonight, staff will present the Annual Action Plan at the City of Greer Council meeting; this is the last of the five municipal meetings regarding the Plan. Mr. Smith will speak this coming Monday at United Ministries’ board meeting regarding the proposed long-term ground lease for their tiny house village concept. United Ministries staff and vendors are still performing due diligence. It is hoped that we can begin the process of seeking City annexation approval soon; the City has agreed to waive all fees.

- e. **Property Transfers/Annexation.** Mr. Smith stated that the Worley Road parcel is officially rezoned and in City of Greenville limits. GCRA’s developer partners are still working through the LIHTC application process.

Mr. Smith stated that he requested that Greenville County proceed with transferring the Belle Meade/Piney Bluff parcel to GCRA; the deed is expected soon. Staff will hold a community meeting at Upstate Circle of Friends; we hope to have estimates from engineers soon so that the meeting can be held in April. Initial plans are to develop nine lots for construction of single-family homeownership, which will be significant for District 25.

- f. **Podcast Participation.** Mr. Smith stated that Ms. Ernul and Councilman Fant had invited him to participate in a podcast sponsored by Vision 25 last Thursday. Ms. Ernul noted that the podcast, “Third Thursday with Councilman Fant,” is for discussion of current events regarding local government and how they affect area residents. In his presentation, Mr. Smith spoke about the Avery Landing project which received a \$54 million investment to build 155 units of affordable rental housing.

- g. **Upcoming Event.** Mr. Smith shared that there will be a grand opening event on Thursday the 26th for The Paragon, a newly completed developer/partner project that consists of 88 units of affordable apartments. GCRA contributed \$704,000 in HOME, AHF, and HOME-ARP funding to the project. Staff delivered fliers to surrounding businesses, some of whom were very excited to learn of the apartment complex because they have employees who make apply to become tenants there.

- 9. **Adjournment.** There being no further business, on a motion by Ms. Ernul, seconded by Ms. Weir, the meeting was adjourned at 1:03 p.m.


Secretary