



Minutes
Greenville County Redevelopment Authority
Regular Session
Tuesday, April 28, 2026

Board Members Present: Jane Kizer, Chair
Denise Ernul, Vice Chair
Barry Coleman
Dean Doolittle
David Doser (virtually)
James Hammond
Robert Julian
Matthew Nocella
Joanna Reese (virtually)
Paul Schweikardt
DeAndra “DJ” Wilson

Board Members Absent: Diana Weir, Treasurer

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 Mr. Coleman.
3. **Approval of the March 24, 2026 Board Minutes.** On a motion by Mr. Schweikardt, seconded by Mr. Hammond, the Board unanimously approved the minutes of the March 24, 2026 Board meeting as presented.
4. **Approval of 2026 Annual Action Plan.** Mr. Arnaiz gave an overview of the Annual Action Plan (AAP), stating that it outlines the amount of grant funds we expect to receive from HUD, how we plan to use the money for particular projects and activities, and the goals we want to achieve over the coming program year, and noted that it includes both numbers and narrative. A draft has been on our website since April for a 30-day comment period, followed by a public hearing. Staff also presented the Plan to the Greenville County Finance Committee because approval from the County is required. The final Plan will be submitted to HUD the second week of May and will remain on GCRA’s website for public reference.

Mr. Arnaiz reviewed the PowerPoint that was presented at GCRA's public hearing and to the County Finance Committee, speaking about funding sources and allocations; proposed housing development partner projects; projects planned in the municipalities; funding and partnership to help address homelessness in Greenville County; GCRA's Brownfields site assessment grant; Affordable Housing Fund units, funding, and leverage; and GCRA's new PATH down payment assistance program for County employees.

Questions were posed and discussion ensued. Mr. Coleman asked if we still fund façade improvements; Mr. Arnaiz responded that we do, noting some recent projects in the City of Greer. Mr. Hammond asked if the Worley Road project is definite; Mr. Arnaiz and Mr. Smith responded that our partners' application is still in the number one position in the region but that nothing is final until State Housing closes their application period and awards the projects next month. Mr. Doolittle asked about the AAP's public audience and how information is broadcast. Mr. Arnaiz stated that staff hold a public hearing that is essentially a webinar, which is advertised via the Greenville News, GCRA e-blasts to our newsletter recipients, and direct emails, and that we present the main points of the AAP and encourage comments. Historically, there has not been a great deal of public hearing participation; however, staff did receive feedback at recent meetings in the municipalities. Mr. Doolittle shared his belief that the AAP is the best encapsulation of what we do, making it much easier to understand the breadth of GCRA's processes and plans. Mr. Hammond asked if realtors are aware of the PATH down payment program. Mr. Smith replied in the affirmative, adding that email blasts have been sent to all Greenville County employees, and noting that there has been some confusion because the Greenville County School District is an entirely separate entity from Greenville County administration and employees.

On a motion by Mr. Doser, seconded by Mr. Hammond, the Board unanimously approved the 2026 Annual Action Plan as presented.

5. **Administration Committee.** There were no approval items presented at the committee meeting.
 - a. **Financial Highlights/KPI.** Ms. Proner presented the Financial Highlights for the month of February, stating that the month was healthy, with no significant changes. Assets are up seven percent as a result of converting funding into assets. Finance staff completed the usual monthly drawdown a bit early for April to help satisfy the CDBG timeliness deadline.

6. **Operations Committee.**
 - a. **Approval of Construction Cost.** Mr. Doser stated that the committee had approved a construction cost of up to \$216,638 for construction of a new rental house at 106 Heatherly Drive in the Judson community. Mr. Coleman asked about the difference in the bid amount and approval amount; Mr. Doser responded that ten percent was added to the bid amount to allow for any potential overage.

On a motion by Mr. Hammond, the Board unanimously approved the cost of up to \$238,301 for construction of a new rental house at 106 Heatherly Drive in the Judson community, as presented.

7. Other Business – Executive Director Updates.

- a. Greenville County Council & Finance Committee.** Mr. Smith praised Mr. Arnaiz for his excellent presentation to the Finance Committee as well as the team effort behind completion of the Annual Action Plan. He stated that it appears that Council seem to be in favor of raising the income limits for the County employee down payment program to increase eligibility. As the funding is not federally restricted, the income limits can be raised; staff will discuss changes to the program. Questions were posed and discussion ensued regarding entry level County salaries, income limits, and parameters of the program, including required subsidy period and length of employment.
- b. Property Transfers/Annexation/Partners.** Mr. Smith stated that we have received deeds for all properties the County opted to donate to us. City annexation for the Worley Road project has occurred. Thursday, Mr. Smith will attend a meeting to discuss Project Railroad engineering figures. Conversation with United Ministries (UM) continues; they want to present a draft ground lease to their board. The ground lease for Project Worley includes a buyout clause; UM would like one as well. Their proposed project is different because it will be entirely privately funded, and the funders want assurance that their donations are protected and that the program will continue into the future. Mr. Smith restated United Ministries' goal of creating 32 permanent homes for individuals who have been chronically unhoused, along with a community building and supportive services, and he spoke about the potential for GCRA to structure a transaction and partnership that is different from anything we have done before.
- c. Federal Bill.** Mr. Smith stated that there has been no change since last month.
- d. Updates to Reports.** Mr. Smith stated that staff are working on updates to the format and composition of our reports. He also said that he appreciated Mr. Doolittle's compliment regarding the Annual Action Plan, agreeing that using more graphics and less heavy verbiage makes it easier to digest, giving the example of the impact of seeing a 20:1 leverage of private to public dollars for the Affordable Housing Fund.
- e. Upcoming Event.** Mr. Smith reminded the board about the United Ministries "Uniting for Change" luncheon that is taking place tomorrow at the Greenville Convention Center from 11:00 to 1:00; United Ministries' staff invited GCRA to attend, and there is one spot remaining at our table. Ms. Ernul would like to accept the final seat.

- f. **Greenville County Budget.** Mr. Smith stated that during this year's cycle of the Greenville County budgeting process, GCRA and several Council members and housing partners have opted for a united focus with the hope of seeing the penny sales tax measure passed. Repaving all substandard roads in the County will require about two billion dollars over several years, well beyond what is possible via the annual County budget.
 - g. **Article.** Mr. Smith referenced the article in the packet about Greenline-Spartanburg, noting that GCRA owns a number of properties in that neighborhood after the acquisition of the Project 43 portfolio. It is promising to see that more construction of affordable housing is planned for the area.
8. **Adjournment.** There being no further business, on a motion by Ms. Ernul, seconded by Mr. Julian, the meeting was adjourned at 1:41 p.m.



Secretary