



**Minutes**  
**Greenville County Redevelopment Authority**  
**Regular Session**  
**Tuesday, May 26, 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  
DeAndra “DJ” Wilson (virtually)
- 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. Doser.
3. **Approval of the April 28, 2026 Board Minutes.** On a motion by Ms. Weir, seconded by Mr. Doser, the Board unanimously approved the minutes of the April 28, 2026 Board meeting as presented.
4. **Approval of United Ministries Request.** Mr. Smith stated that United Ministries (UM) staff are still in conversation with the City of Greenville regarding engineering of utilities; the parcel has not been annexed or rezoned yet. UM are preparing to begin fundraising, so he provided a draft lease agreement they can share with their board. Mr. Smith would like to finalize the lease agreement soon so that key donors can have a level of comfort. He shared that the City of Greenville has been an excellent collaborator with UM, and that they have been receiving assistance from their architect, engineers, and development partner.

Ms. Weir asked about remuneration. Mr. Smith responded that while there would not be any payment during the ground lease, UM have requested an option to buy the parcel for its appraised price in not less than eight to ten years. This will be codified into the lease agreement, indicating that an appraisal would be performed so that a market rate could be established at the time of purchase if and when that option were invoked. Mr. Doser noted that he is in strong support of the proposed partnership, but requested a change to the approval item to authorize Mr. Smith to negotiate the terms, with the final document coming before the board for questions and approval before it is executed.

Questions were posed and discussion ensued about the particulars of United Ministries' plans for the housing village. They plan to construct 32 units of permanent housing with supportive services, a community building, and security to include fencing and controlled access. The residents would be permanent/long-term renters, to be identified from the pool of existing UM clients and vetted by experienced staff who could best determine when they are ready.

The property is a difficult parcel we cannot otherwise easily develop; the proposed partnership and project will not require the use of federal dollars; and the project would result in a conservative level of density without contributing increased vehicular traffic to the narrow roads in the neighborhood. GCRA will require United Ministries to cover the development with their own insurance, and they will need to name GCRA as an additional insured party.

On a motion by Mr. Julian, seconded by Mr. Hammond, the Board unanimously approved authorizing the Executive Director to negotiate a long-term lease agreement with United Ministries for the proposed "Project Railroad" partnership.

**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 March, stating that the report is now showing the fruition of the County's contribution of \$2 million and the past due \$200,000; Cash, Net Position, Unrestricted Net Assets, and Revenue are all impacted by this amount. Two demolitions and some subrecipient distributions occurred during the month to contribute to meeting the CDBG timeliness deadline. The Rental Portfolio showed a negative \$23,000 for the month, largely attributable to a large payout for insurance premiums that came due simultaneously for the former Project 43 properties.

Most of our cash on hand is still being invested into the LGIP, with an interest rate of 3.86 percent and \$50,195 earned for the month and \$430,852 for just the current fiscal year.

The Fairview loan balance is \$450,000, which amounts to two contributions of \$175,000 and one of \$100,000 from the next three sales to pay off the note in full.

**6. Operations Committee.**

- a. Approval of Change Order.** Mr. Doser stated that the committee approved a change order for a recently executed contract to complete infrastructure work for the Fairview Townhomes development. The change order was necessary because City of Greer representatives requested additional items for the scope, including fencing, sidewalks and ADA ramps; the cost will come from Greer's CDBG allocation, so GCRA staff have agreed to accommodate the request for additional work.

Ms. Kizer noted that as the item had been inadvertently omitted from the agenda, she would request that any motion be seconded. Therefore, on a motion by Ms. Weir, seconded by Mr. Hammond, the Board unanimously approved the change order for Upland Builder Group for \$53,600 for the Fairview Townhomes Infrastructure Closeout, as presented.

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

- a. Article.** Mr. Smith noted the article in the packet about housing affordability.
- b. Greenville Housing Fund Meeting.** Mr. Smith stated that he had attended a meeting to discuss the future of the Greenville Housing Fund including their search for a new CEO; he was invited to provide input as GCRA is a stakeholder and partner. Deborah McKetty, a career affordable housing expert and former first CEO of the Housing Fund, is their Interim CEO until a successor can be identified. Mr. Hammond inquired as to their source of recurring funds. Mr. Smith responded that they primarily collect developer fees from their partnership deals.
- c. Fairview Townhomes Marketing & Down Payment Program for County Employees.** Mr. Smith stated that after lowering the price at Fairview, our realtor has been receiving more interest, with four to five showings to interested potential buyers in the past two weeks. Mortgage rates have unfortunately increased a bit in recent weeks.


Ms. Reese asked if, due to the difficulty in selling more of the Fairview Townhomes, there has been any consideration regarding converting the remaining eight units into rentals. Mr. Smith responded that while staff have discussed this possibility, we would rather lower the price and sell them as planned. Once the final site work including benches, privacy fence, and sun shelter is complete, we will hold a second grand opening/open house event. Mr. Smith noted that the people who would normally be our typical buyers are struggling more financially than before. He also noted that especially due to homeowner association requirements and increases in insurance premiums, we would not be wise to take on a project like Fairview again unless it were for rental; we are instead better suited to continue contributing a funding layer towards larger developments.

Discussion turned to the new down payment program for County employees. While we waited for the county to fund the program, GCRA staff worked diligently to craft program guidelines, applications, and marketing materials. Discussion ensued regarding the likelihood of a small potential buyer pool, the need for significant counseling and education before many folks are ready to purchase a home, and clarification regarding the groups who are eligible for the program. Employees of the municipalities are not included, just Greenville County employees including EMTs and the Sheriff's Department; firefighters are not eligible because they work for Parker District and other special purpose districts separate from the county; the Greenville County School District is a separate entity from Greenville County and is therefore not included. Mr. Smith noted that we worked with Greenville County's human resources department to go through appropriate channels to send email communications to county staff.

- d. **Property Transfers/Annexation/Partners.** Mr. Smith stated that the Worley Road LIHTC application is still self-scoring in first place in the state. Mr. Smith clarified that the applications are due in June, but awards will not be made until September. The proposed project has considerable support, including from public officials. The only significant unresolved issue is sewer, which MetroConnects and our development partners along with GCRA are working to solve.

Due diligence for the Belle Meade parcel is well underway. Staff are evaluating the two lots donated to us by the City of Greer. Staff have been discussing Project Drive-In, with plans to publish a request for proposals soon.

- e. **Federal Bill.** Mr. Smith stated that there has been no change since last month, noting that more discussion is expected in the fall when budget season resumes.
  - f. **Greenville County Budget.** Mr. Smith stated that County Council continues to work through budget discussions for the upcoming year, with some contentious interactions being covered in the media. The conversation and focus for this budget cycle are different from last year; in particular, the possibility of a penny sales tax is being revisited. Discussion ensued regarding support, messaging, and the potential impact to the county budget. Rather than pressing for more than the million dollars allocated for GCRA in this year's budget, we plan to support the passage of the penny sales tax. Mr. Smith also shared that he was pleased to see that County Administrator Joe Kernell was quoted in a recent article regarding the 20-year agreement regarding the Prisma Health System settlement, noting that only about eight years have passed since the beginning of the agreement.
8. **Adjournment.** There being no further business, on a motion by Mr. Doser, seconded by Mr. Hammond, the meeting was adjourned at 1:11 p.m.

  
Secretary