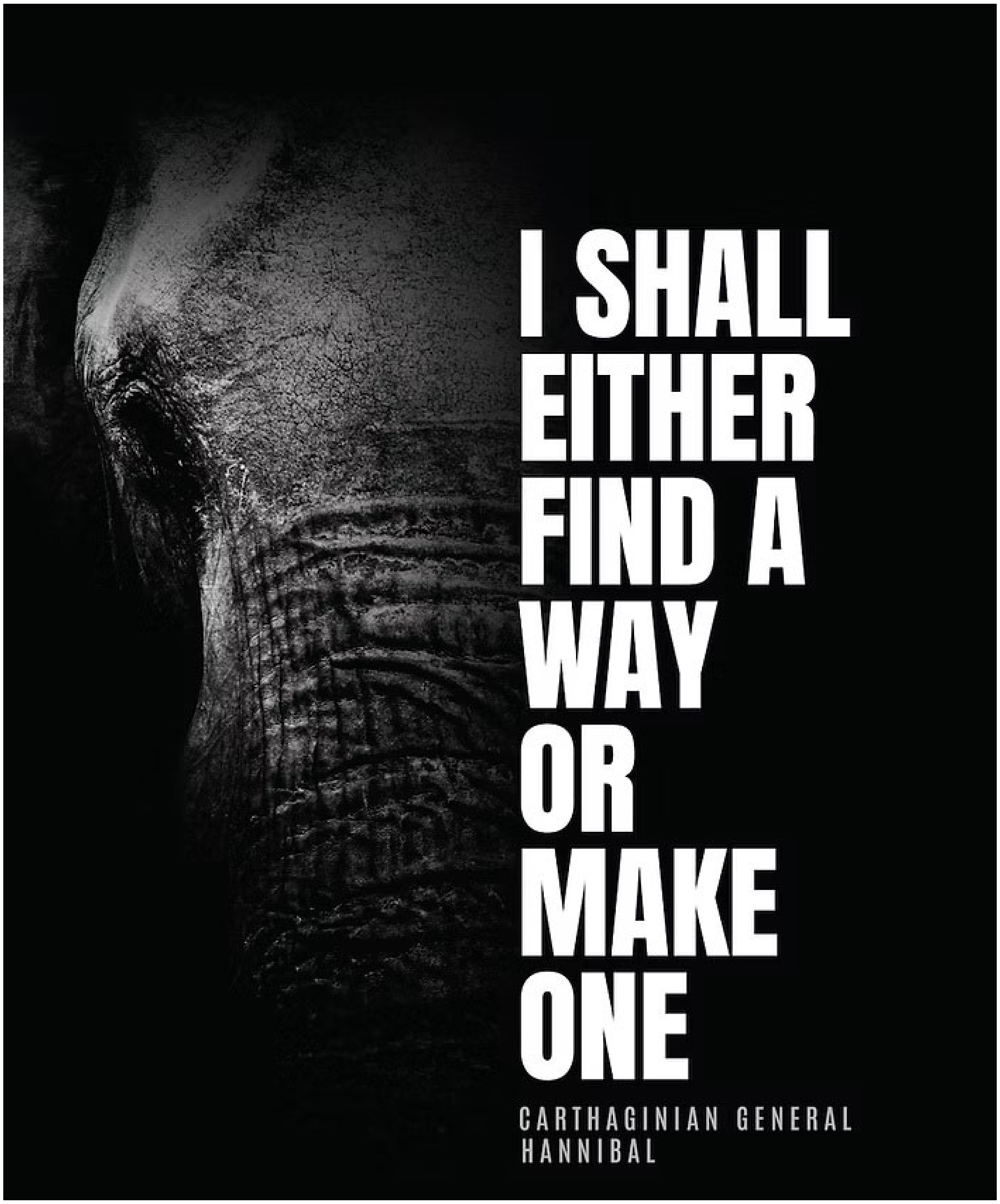

GCRA Board Meeting

July 28, 2026

August 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10	11 Administration Committee meeting, 12:30	12	13 Operations Committee meeting, 12:30	14	15
16	17	18	19	20	21	22
23	24	25 Board meeting, 12:30	26	27	28	29
30	31 County Boards & Commissions application period closes for GCRA board vacancies					

September 2026

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

Greenville County Redevelopment Authority

GCRA Board Meeting Agenda
Tuesday, July 28, 2026 – 12:30 p.m.
GCRA Board Room

1) Call to Order — Chair Jane Kizer

2) Invocation

3) *Approval of June 23, 2026 Board Minutes (Pages 5 – 8)

4) Administration Committee (Pages 9 – 12)
   a) Financial Highlights – KPI (Page 13)

5) Operations Committee (Pages 14 – 17)
   a) *Approval of Construction Cost Profile

6) Other Business
   a) Executive Director Updates

7) 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.
   a) **Contractual Matter Discussion**

8) *Approval of United Ministries Lease Agreement (Pages 18 – 38)

9) Adjournment

GCRA
Greenville County Redevelopment Authority

Minutes
Greenville County Redevelopment Authority
Regular Session
Tuesday, June 23, 2026

Board Members Present:	Denise Ernul, Vice Chair Diana Weir, Treasurer Barry Coleman Dean Doolittle (virtually) David Doser James Hammond Robert Julian Matthew Nocella Joanna Reese Paul Schweikardt DeAndra "DJ" Wilson (virtually)
Board Members Absent:	Jane Kizer, Chair
Staff Members Present:	Joe Smith, Executive Director Beverly Robertson, Human Resources Manager Pamela Proner, Finance Director Francisco Arnaiz, Program Manager Meg Macauley, Senior Executive Assistant & Office Manager

1. **Opening and Roll Call.** The meeting was called to order by the Vice Chair at 12:30 p.m.

2. **Invocation.** The invocation was offered by Mr. Doser.

3. **Approval of the May 26, 2026 Board Minutes.** <u>On a motion by Ms. Reese, seconded by Mr. Hammond, the Board unanimously approved the minutes of the May 26, 2026 Board meeting as presented.</u>

4. **Approval of Fiscal Year 2027 Cost-of-Living Adjustment for Employees.** Ms. Proner referenced the memorandum on page 9, stating that all employees would receive the four percent cost of living adjustment; there are a few staff members who meet other criteria to receive promotions. Analysis including consideration of all positions and relevant promotions and the assumption that Federal and County budget allocations for GCRA would remain the same and that our natural costs would increase determined that we can afford the cost-of-living adjustment.

<u>On a motion by Ms. Weir, seconded by Mr. Schweikardt, the Board unanimously approved the proposed four percent cost-of-living adjustment for staff for Fiscal Year 2027 as presented.</u>

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 April, stating that Cash and Expenses show increases due to expenditures and draws to contribute to meeting the CDBG timeliness deadline.

6. Operations Committee.

a. Approval of Proposed Operations Goals for Program Year 2026. Mr. Doser stated that the committee approved the Operations Goals for the new program year; he reviewed the goals and noted that everything shown had previously been discussed and matched Annual Action Plan figures.

<u>On a motion by Ms. Weir, the Board unanimously approved the Operations Goals for Program Year 2026 as presented.</u>

7. Other Business.

a. Plans for Compensation Study and Employee Performance Reviews. Ms. Robertson stated that in the upcoming year, staff will obtain another compensation study, as the last one was performed in 2023 and at the time, it was shared that a study should be performed every three to four years. Mr. Doser asked if we would be using the same consultant as before, and if the cost would be under $50,000 or if the board would need to approve it. Ms. Robertson stated that the same firm will assist us again, as staff were pleased with their work, and responded that the cost will not need approval.

Ms. Robertson then stated that we will also soon implement a new employee appraisal process, because the last formal one used years ago was extremely complex and onerous. A new process will seek to determine how employees have progressed in their particular departments and roles, and instead of being connected to cost-of-living increases, will help determine when staff members are eligible for promotions. Ms. Robertson noted the importance of regular review notes for personnel files, as protection for both the employees and for GCRA.

Questions were posed and discussion ensued regarding performance reviews occurring at a point of deficiency versus annually/ongoing, and the importance of having a distinction between cost-of-living increases and performance appraisals if the two are not to be connected.

Mr. Smith noted that because we are a small agency, it is easier for supervisors to stay in communication with staff to address problems immediately and to make recommendations for promotions based on work level and performance. He added that this is part of an ongoing effort to codify processes and to document procedures.

Ms. Reese praised the GCRA culture and noted that she sees it as a recruitment tool; she then inquired as to the timing of the study and new performance review approach. Ms. Robertson responded that the performance review process will begin before the end of the calendar year, and the compensation study will begin in January. Discussion ensued regarding how managers will conduct reviews.

b. Executive Director Updates.

i. **Affordable Housing Act.** Mr. Smith referenced the article that was sent yesterday to the board regarding the 21st Century ROAD to Housing Act; the bill was passed by the Senate Monday night, and the House may pass it today so that it can move to the White House for signature as soon as Wednesday. The bill carries no additional funding component, but as it had bicameral and bipartisan support, it is hoped that lawmakers will seek more funding the next time the budget is considered.

ii. **Greenville County Budget and Penny Tax Referendum.** Mr. Smith stated that County Council at their June 16th meeting passed the budget on third reading with none of the last-minute amendments approved. The penny tax referendum goes for second reading on July 7th. There is now a complication, as the cities of Greenville and Simpsonville are now seeking to pass their own penny sales taxes; there is a small window of time for them to gain approval, and if the County approves theirs first, the cities cannot then add theirs. It is hoped that the County penny tax will ultimately be passed, so that the resulting dollars can fund Greenlink public transit, a conservation easement, and roads instead of using $26 million of the County's annual budget.

iii. **Marketing & Education.** Mr. Smith stated that the price reduction for Fairview is in effect; GCRA's realtor had two showings this past weekend, has virtually staged some of the homes with more to be completed this week, has refreshed outside photographs for her listings, and will be holding an open house on June 27th with plans for a homebuyer education class at Greer City Hall in progress. Staff are preparing a marketing plan to share with the bank in hopes of extending the loan.

There were two more showings for the W. Bramlett Road house over the weekend; our realtor is receiving good feedback with no complaints about the price.

Mr. Smith stated that staff have been working with the County's Governmental Affairs Coordinator for ideas about how best to approach County departments regarding the Greenville County employee down payment program. Mr. Arnaiz indicated that meetings have been very positive; County representatives want the program to be branded and marketed as their own and as an employee benefit. Messaging will now come from within the County through department heads to increase employee trust of the program.

iv. **Partner Projects.** Mr. Smith stated that he has been in contact with Ms. Bebber, President of United Ministries, to discuss the lease agreement details; no significant changes are expected, and the lease agreement draft will be presented to the GCRA board soon.

The Worley Road LIHTC application has been submitted, and awards will be made in September. We are still working with MetroConnects and ReWa to explore options for sewer improvements on the site. If housing is developed close to the road, more fill dirt and retaining wall construction will be needed, whereas if construction is lower on the site, not as much grading will be necessary but costs will be higher for addressing the sewer system.

v. **Modular Home Builder Field Trip.** Mr. Smith stated that on June 17th, he along with City of Greenville and Greenville Housing Fund staff visited the Impresa/Holmes modular home factory in Robbins, North Carolina. He showed photographs from the tour and spoke highly of the build construction and efficient operation of the company, and provided details about the construction, materials, and logistics. Despite the excellent product quality, he has doubts about GCRA being able to achieve cost savings with this option, as our volume may simply not be high enough. Discussion ensued regarding potential for using this option if we had a large land development opportunity, the company's partnership with local builders, and mortgage products relevant to this style of home-building. Mr. Smith and Mr. Chesney will meet with representatives of Allign Development tomorrow to further discuss opportunities to bid and or to implement a modular product for GCRA's affordable housing inventory. Mr. Smith noted that he is curious to see how the new housing act might open a new path for modular homes; we would want to be prepared if more funding were made available.

8. Adjournment. There being no further business, on a motion by Mr. Hammond, seconded by Ms. Weir, the meeting was adjourned at 1:35 p.m.

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Secretary

Greenville County Redevelopment Authority

Memorandum

To: GCRA Board Members

From: Joanna Reese, Administration Committee Chair

Re: Administration Committee Meeting, July 14, 2026

Date: July 14, 2026

1. **Opening and Roll Call.** The Administration Committee met on Tuesday, July 14, 2026, at 12:30 p.m. Committee members present were Joanna Reese, Chair; Dean Doolittle, Vice Chair; Barry Coleman; Jane Kizer; Paul Schweikardt; and Diana Weir. Staff present were Joe Smith, Executive Director; Pamela Proner, Finance Director; Francisco Arnaiz, Program Manager; and Meg Macauley, Senior Executive Assistant & Office Manager.

2. **Invocation.** The invocation was offered by Ms. Reese.

* * * * *

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.

3. **Administration Reports**

   a. **Subrecipient Report.** Mr. Arnaiz presented the report, stating that we have completed our fiscal year and all subrecipients have spent their allocations. Staff are now collecting annual report information; subrecipients will provide narratives and outcomes including how many were served and at what income levels, and activities that were completed, to provide a full picture of what CDBG and ESG funds were used for so that we can include this in our Consolidated Annual Performance and Evaluation Report (CAPER) that is submitted to HUD in September. Mr. Arnaiz stated that we are also beginning the new fiscal year, executing contracts with subrecipients to begin a new funding cycle.

4. Financial Reports

a. **Financial Highlights – KPI.** Ms. Proner provided updates, looking at the fiscal year-to-date compared to last year, noting that Assets have increased, and Notes Payable shows the loan for the Annex; Revenue and Expenditures are both higher which is normal, reflecting that we consumed our funding and earned reimbursement of our grant, with lots of draws submitted for timeliness compliance at year-end. Two significant expenditures include $165,000 towards the Gridley Place project and $520,000 to MetroConnects towards the Union Bleachery sewer project. The rental portfolio was positive for the month and remains positive. The interest rate for the LGIP is identical to the previous month, with $55,000 earned during May. The Fairview loan balance has not changed and is due in August; Mr. Proner is in conversation with the bank about our options.

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

5. Program Department Updates. Mr. Arnaiz shared several updates as follows:

a. **Greenville County Employee Down Payment Program.** County officials are spearheading the marketing efforts; they have created a new flier with a QR code that goes to the relevant page on GCRA's website, which has been recently updated. Mr. Smith added that he is pleased to see the County taking the lead, as the success of the program rides on their ability to reach an audience we cannot access ourselves.

b. **Cooperative Agreements.** Every three years, Greenville County must renew a cooperative agreement that distinguishes it as an urban county and allows funding administration for all municipalities with the exception of the City of Greenville. Mr. Arnaiz explained the process which GCRA must work through in collaboration with the County attorney to satisfy HUD requirements. Last evening, staff appeared before the Greenville County Finance Committee to seek approval; the agreement will be submitted in August.

c. **Market Studies.** Planning is an eligible use for GCRA's EPA Brownfields grant, which still has about $700,000 remaining to be spent. Staff will soon be working with consulting firm, Stantec, to produce market studies for GCRA's large properties such as Project Drive-In, Piney Bluff, and Project Ball Field to help inform what type of redevelopment can occur on each site; this will help guide our vision and determine feasibility and can be shared with potential partners who seek to collaborate with GCRA for the properties. Mr. Doolittle asked for an example. Mr. Arnaiz responded that a study for a site would seek to identify potential end-use, for example, new construction of single-family homes for sale, looking at competing housing supply in the area, how quickly those units are being absorbed into the market, amenities provided, etc., and could help set a sales price and determine expectations as to speed of sales; a study could signal that a particular end-use is a bad idea. A site study examines supply and demand, looking at competition in context of the current market and buyer activity.

Questions were posed and discussion ensued regarding cost, timeline, and other uses for the grant funds. Mr. Arnaiz stated that staff have told the consultants what we need, so they are preparing a scope of work and cost estimate. The grant funds must be expended by next year. The grant is for Phase I and II site assessments and planning activities, to determine potential contamination; actual clean-up is not included within the purview of this grant. Ms. Proner and Mr. Arnaiz shared that staff are working with partner municipalities and United Housing Connections to identify additional sites in need of assessment. Several sites in Greer have been tested, and there is potential for a study for sections of White Horse Road.

6. Other Business – Executive Director Updates.

a. **Upcoming Audit.** Mr. Smith stated that the Finance department is about to begin audit season. Ms. Proner stated that she and her staff have performed as much preliminary work as possible, working in June to begin closing the fiscal year. Auditors will be at GCRA the first week of August to begin their review.

b. **21st Century ROAD to Housing Act.** Mr. Smith stated that on July 10th, the bill became law, after it was neither signed nor vetoed. Unfortunately, the new law does not immediately generate much that can affect us directly, but there is only so much that is possible at the federal level as housing is a local issue. There will be some competitive grants available through HUD for municipalities who may wish to change zoning. There is also a provision to keep corporations from buying large quantities of property in order to create a large market rate rental portfolio.

c. **Penny Tax Referendum.** Mr. Smith stated that the Greenville County penny tax referendum goes for third reading on July 21st; the City of Greenville's new referendum will have its second reading soon. If the City's is passed first, it can then be stacked with the County's if it also passes. The County penny tax would include a requirement for property tax relief to homeowners.

d. **Partner Projects.** Mr. Smith stated that United Ministries have received commitment of the lead gift towards their capital campaign. Engineering for the project and conversation between UM and the City of Greenville are ongoing. Mr. Smith expects to present the final ground lease document to the board at their July meeting; discussion will occur in Executive Session due to the sensitive nature of some of the details.

Conversations and calculations with MetroConnects and our partners regarding the Worley Road project and how best to situate the buildings on the parcel in order to keep costs as reasonable as possible without further reducing the unit count.

e. **Marketing & Education.** Mr. Smith stated that conversations with other affordable housing providers indicate that everyone is struggling to find buyers. He still believes single-family detached homes are the best option for modest-income buyers, and we have optimized costs as much as possible without sacrificing quality, but development is still so difficult and expensive in the current economic environment. We therefore are wise to focus our efforts on our rental portfolio and on parcels that lend themselves to LIHTC/partner development for density. Mr. Smith spoke about the excellent partnership with the Greenville Housing Fund. He noted that construction of 155 units at Avery Landing is well underway. Southpointe Senior, which was supported strongly by Greenville County Council Chair Benton Blount, recently held their grand opening. Mr. Smith stated that he is pleased to see that County Council are better understanding the importance and quality of GCRA's and our partners' affordable housing developments.

Mr. Smith believes another price reduction of the remaining Fairview Townhomes will be necessary, probably to $219,000. Our realtor is indicating that comparable new properties near Fairview are selling for about $200,000. Mr. Coleman asked if we are able to raise the AMI to 150 percent. Mr. Smith responded that we are at 120 percent and are not comfortable going higher. Ms. Proner added that we are required to sell several to buyers at 80 percent AMI, but once we have satisfied that, we are happy to sell to buyers at up to 120 percent AMI.

f. **Promotion.** Mr. Smith announced that Mr. Arnaiz has been promoted from Program Manager to Program Director.

7. **Adjournment.** There being no further business and on a motion by Ms. Kizer, seconded by Ms. Weir, the meeting was adjourned at 1:23 p.m.

GCRA Financial Highlights
Month at a Glance May 26

Government-Wide	Month	Change from Prior Month	%	Change from FY25 (FYTD)	%
Cash	16,811,636	Decrease	-4%	Increase	14%
Total Assets	49,066,813	Decrease	-1%	Increase	7%
Notes Payable	4,846,174	Decrease	0%	Increase	73%
Debt-to-income			2%		0%
Net Position	40,858,601	Increase	0%	Increase	3%
Net invest. in capital assets	11,891,076	Decrease	0%	Increase	0%
Unrestricted net assets	28,967,525	Increase	1%	Increase	4%
Governmental Funds	**Month**	**Change from Prior Month**	**%**	**YTD**	
Revenue	972,927	Increase	171%	9,848,469	
Expenditures	996,162	Increase	45%	7,749,783	
Net change in fund balance	(23,235)	Increase		2,098,686	
Rental Portfolio	**Month**	**Change from Prior Month**	**%**	**YTD**	
Net Income (loss)	13,844	Increase	201%	48,942	**
Local Government Invest. Pool				**Interest**	
LGIP Balance:	16,385,939	% of total cash:	97%	55,109	**Month**
		Avg Interest rate:	3.89%	537,736	**YTD**

Fairview Loan Balance $ 450,000 Due 8/30/26
Fairview remaining units to sell: 8 units

GCRA
Greenville County Redevelopment Authority

Memorandum

To: GCRA Board Members

From: David Doser, Operations Committee Chair

Re: Operations Committee Meeting, July 16, 2026

Date: July 16, 2026

1. **Opening and Roll Call.** The Operations Committee met on Thursday, July 16, 2026, at 12:37 p.m. Committee members present were David Doser, Chair; James Hammond, Vice Chair, Denise Ernul; and DeAndra "DJ" Wilson. Matthew Nocella and Robert Julian were absent. Staff present were Joe Smith, Executive Director; Levi Chesney, Project Manager; and Meg Macauley, Senior Executive Assistant & Office Manager.

Action Item: The following item which was considered by the Operations Committee must be approved or ratified by the Board.

2. **Approval of Construction Cost Profile.** Mr. Chesney referenced page 12 of the packet and noted the low bid of $1,248,384 from Upland Builder Group, who already have the contracts for the infrastructure work and the rental construction portion of the Gridley development. He noted that bidding all five houses at once and going under contract soon will be more cost effective than splitting the construction and bidding, as mobilization will only need to occur once and the work will be treated effectively as one project. Discussion ensued regarding the complications encountered due to subdivision requirements and other County-related delays and additions to required work. Mr. Smith praised Mr. Chesney's efforts to find and cultivate relationships with builders who are new to working with GCRA. Mr. Hammond inquired about Upland Builders' size and scope. Mr. Chesney responded that they are a general contractor with a small staff and therefore low overhead, who perform residential and commercial work; he reminded the committee that they completed the renovation to the Annex and built the house at 1306 W. Bramlett Road. Mr. Chesney reviewed the three house plans that were included with the profile, the first two of which will be used twice and the third of which will be used once for the five homes at Gridley Place. Discussion ensued about the designs, layout, and drainage plan requirements.

   On a motion by Ms. Ernul, seconded by Mr. Hammond, the committee unanimously approved the construction cost of up to $1,248,324 as presented.

* * * * *

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.

3. Operations Reports

a. Home Sales Report. Mr. Chesney stated that there has been no change.

b. Rental Property Reports. The rental portfolio remains at nearly 100 percent occupancy, with the exception only of houses under construction or repair. The contractor for construction of the new home at 106 Heatherly Drive has been waiting for a permit from Greenville County for about seven weeks. Discussion ensued regarding how understaffed several departments are and how much institutional knowledge was lost with staff turnover.

The Rental Delinquency Report for June reflected a balance of $21,120; this figure has since been reduced to $17,150 due to three clients making payments towards bringing their accounts current. The tenant for 11 Journey Lane is more than $4,000 overdue and is under eviction proceedings; several notices to vacate have been posted for other tenants. Mr. Smith noticed that if our tenants have extenuating circumstances and communicate with us, we will always do our best to work with them to bring accounts current; however, when budgets are mismanaged and poor decisions are made, sometimes eviction is the only route.

c. Public Works, Partners, & Repairs Report. Mr. Chesney presented the report for June, sharing an example of delay and frustration at the Gridley Place site: two days ago, a Duke Power crew was scheduled to remove a pole that is preventing work from proceeding, but they essentially left the site due to light rain and did not return; this morning, six trucks were on-site to remove the pole.

Five additional home repair jobs were completed during the month. Rebuild Upstate submitted ten invoices totaling $11,427 to close out their year.

Mr. Chesney showed photos of the final work completed at Fairview, including the sunshade with benches underneath; rubber mulch was used so that the homeowners' association would not need to absorb the cost of conventional mulch yearly. More photos showed approximately 500 feet of new wooden fencing. Mr. Chesney reminded the committee that the additional work was performed at the request of City of Greer officials and utilizing their funds.

Mr. Smith stated that CoTransCo will finally bid the Iola Wilson Street project later this year; we expect a cost significantly higher than original estimates from years ago. We may attempt to sell several lots to Habitat for Humanity to allow for their participation and to help share the costs.

Mr. Smith reviewed the status of several other projects. We are still working on engineering and cost estimates for the Belle Meade project, hoping for nine lots of affordable single-family homes. GCRA staff are working with County long-range planning staff for a request for proposals for Project Drive-In so that potential partners can consider the site's feasibility. We may soon evaluate what can be built on GCRA's Young Street in Sterling. Two single-family houses will be constructed on the Spring Street lots deeded to us by the City of Greer; we may also still develop our two lots on Canteen Street, but with more difficulty and at greater expense as the topography will necessitate the use of septic systems.

d. **Loan Portfolio Report.** Mr. Smith presented the 4th Quarter loan portfolio report, noting a delinquency rate of 3.8 percent. Two Rehab Advance loans, one PITI loan, and one economic development loan were paid in full, and three façade loans completed their terms. Nine economic development loans have judgments filed against the owners and are not included in this data due to being in a "non-collection" status. Seven accounts were paid in full or completed their loan terms during the 4th Quarter for a total payoff of $117,854.90.

Mr. Smith also presented the year-end loan portfolio report, noting an average delinquency rate for the year of only 3.25 percent.

4. Other Business – Executive Director Updates.

a. **Penny Tax Referendum.** Mr. Smith stated that the Greenville County penny tax referendum goes for third reading on July 21st; the City of Greenville's new referendum will have its second reading soon. If the City's is passed first, it can then be stacked with the County's if it also passes.

b. **21st Century ROAD to Housing Act.** Mr. Smith stated that on July 10th, the bill became law, after it was neither signed nor vetoed. The new law does not immediately generate much that can affect us directly, but it does include a provision to keep corporations from buying large quantities of property in order to create a large market rate rental portfolio. Mr. Smith was pleased to see the law passed because of Congressional conversation about CDBG and HOME funds.

c. **Marketing & Education.** Mr. Smith stated that there will be another open house at Fairview on August 6th; GCRA's realtor has performed virtual staging for the remaining units. Staff held a meeting today to review sales data; another price reduction for the remaining units will be necessary, lowering six to $219,000 and two to $200,000 for the 80 percent AMI demographic we need to capture. We are aware that comparable new properties near Fairview are selling for about $200,000, with a reasonable homeowners' association fee and access to a pool. Mr. Hammond asked about the financial implications of lowering the prices further. Mr. Smith stated that COVID funding years ago bolstered the project, combining with the City of Greer's federal allocation so that no local dollars were used. He noted the time-sensitive issue of the bank loan coming due next month; we would of course prefer to pay it off to avoid having to extend the note.

There have been more showings for the W. Bramlett Road house; there has been no pushback on price, but there have been no offers.

d. **Greenville County Employee Down Payment Program.** Mr. Smith stated that County officials wanted to spearhead the marketing efforts; it has been posted on their intranet and an email was sent to department heads. Ms. Hallman is the point of contact for information and underwriting and has been receiving calls from interested parties.

e. **Partner Projects.** Mr. Smith stated that he expects to present the final ground lease document to the board at their July meeting; discussion will occur in Executive Session due to the sensitive nature of some of the details.

Conversations and calculations with MetroConnects and our partners regarding the Worley Road project and how best to situate the buildings on the parcel in order to keep costs as reasonable as possible without further reducing the unit count.

f. **Other Questions.** Mr. Hammond asked whether there has been any progress regarding the potential for administering the City of Greenville's federal dollars. Mr. Smith responded that conversation is ongoing; GCRA has a good reputation among city officials; the decision may simply be based on timing.

5. **Adjournment.** There being no further business and on a motion by Ms. Ernul, seconded by Ms. Wilson, the meeting was adjourned at 1:42 p.m.

Greenville County Redevelopment Authority

Memorandum

To: GCRA Board

From: Joe Smith
Executive Director

Date: July 28, 2026

Subject: Ground Lease Between GCRA and United Ministries for Project Railroad

At their May meeting, the Board authorized the Executive Director to negotiate the terms of a long-term ground lease, term not to be less than 50 years, with potential buy-out clause. The Board requested to approve the complete document for the proposed ground lease before it is executed; therefore, the draft lease agreement follows in its entirety.

Staff Recommendation: Approve execution of a long-term ground lease between GCRA and United Ministries, as attached.

Ground Lease

This GROUND LEASE (the "**Lease**") dated as of the date the last party executes this Lease (the "**Effective Date**"), is entered into between Greenville County Redevelopment Authority ("**Landlord**") and United Ministries ("**Tenant**," and together with Landlord collectively referred to herein as the "**Parties**").

WITNESSETH:

In consideration of the rents reserved and covenants made herein, the sufficiency of which is acknowledged, Landlord and Tenant, for themselves, and their permitted successors and assigns, hereby agree as follows:

ARTICLE I
DEFINITIONS

Section 1.01 Definitions. The following terms, as used in this Lease, shall have the meanings set forth below:

"**Business Day**" shall mean any day that is not a Saturday, Sunday, or a day observed as a holiday by either the State or the Federal government.

"**Commencement Date**" shall mean the date that is the earlier to occur of (i) the date Tenant commences construction of the Improvements, or (ii) thirty (30) days after the expiration of the Permitting Period.

"**Conceptual Site Plan**" shall mean that conceptual site plan attached hereto as Exhibit A-2 depicting the initial Improvements contemplated by Tenant in connection with the Intended Use.

"**Condemnation**" shall mean the taking or appropriation of all or any part of the Premises, or any interest therein or right accruing thereto including any right of access, by or on behalf of any Governmental Authority or by any entity granted the authority to take property in the exercise of the power or right of eminent domain granted by statute, or any agreement that conveys to the condemning authority all or any part of the Premises as the result of, in lieu of, or in anticipation of, the exercise of a right of condemnation or eminent domain. Such term shall also be deemed to include, to the extent not otherwise defined herein, a temporary taking of the Premises or any part thereof or the Improvements thereon for a period of 30 days or more, and the taking of the leasehold interest created herein.

"**Date of Taking**" shall mean the earlier of the date, pursuant to the provisions of applicable State or Federal Law, on which: (a) actual possession of all or part of the Premises, as the case may be, is acquired by the appropriate Governmental Authority; or (b) title to all or part of the Premises, as the case may be, is vested in the appropriate Governmental Authority.

"**Environmental Laws**" shall mean all Laws: (a) relating to the environment, human health, or natural resources; (b) regulating, controlling, or imposing liability or standards of conduct concerning any Hazardous Materials; (c) relating to Remedial Action; and (d) requiring notification or disclosure of releases of Hazardous Materials or of the existence of any environmental conditions on or at the Premises, as any of the foregoing may be amended, supplemented, or supplanted from time to time.

"**Expiration Date**" shall mean the date that is fifty (50) years after the Commencement Date, as same may be extended pursuant to ARTICLE XXI hereof, or such earlier date on which the Term shall sooner end pursuant to any of the terms, covenants, or conditions of this Lease or pursuant to Law.

"**Force Majeure Event**" means any of the following events: (a) acts of God; (b) floods, fires, earthquakes, explosions, or other natural disasters; (c) war, invasions, hostilities (whether war is declared or not), terrorist threats or acts, riots or other civil unrest; (d) governmental authority, proclamations, orders, laws, actions, or requests; (e) embargoes or blockades; (f) epidemics, pandemics, or other national or regional emergencies; (g) strikes, labor stoppages or slowdowns, or other industrial disturbances; (h) shortages of supplies, adequate power, or transportation facilities; (i) compliance with the orders, requests, or regulations of any federal, state, or municipal government; and (j) other similar events beyond the reasonable control of the parties.

"**Governmental Authority or Governmental Authorities**" shall mean the United States of America, as well as the municipality, county and state in which the Premises are located, any political subdivision of any of the foregoing, and any other governmental or regulatory authority, agency, board, department, or any other public or quasi-public authority, having jurisdiction over the Premises or the matter at issue.

"**Hazardous Materials**" shall mean any and all substances, materials, chemicals, or wastes that now or hereafter are classified or considered to be hazardous or toxic under any Environmental Law, or that are or become regulated by any Governmental Authority because of toxicity, infectiousness, radioactivity, explosiveness, ignitability, corrosiveness, or reactivity under any Environmental Law applicable to the Premises, and shall also include: (a) gasoline, diesel fuel, and any other petroleum hydrocarbons; (b) asbestos and asbestos containing materials, in any form, whether friable or non-friable; (c) polychlorinated biphenyls; (d) radon gas; and (e) flammable liquids and explosives.

"**Impositions**" shall mean any and all: (a) property taxes of every kind and nature; (b) property assessments (whether general, special, business improvement district, or otherwise); (c) personal property taxes; (d) occupancy and rent taxes; (e) water, water meter, sewer rents, rates, and charges; and (f) any and all other governmental levies, fees, rents, assessments, or taxes and charges, general and special, ordinary and extraordinary, foreseen and unforeseen, of any kind and nature whatsoever, and any interest or costs with respect thereto, which at any time after the Commencement Date are, or, if the Premises or any part thereof or the owner thereof were not exempt therefrom, would have been assessed, levied, confirmed, imposed upon, or would have become due and payable out of or in respect of, or would have been charged with respect to, the Premises (excluding any capital gains taxes imposed in connection with the execution of this Lease).

"**Improvements**" shall mean all buildings and other improvements now located, or hereafter erected, on the Land.

"**Intended Use**" shall mean the development and use of the Premises as a residential community with single family housing, a community center, and such ancillary uses and common areas consistent with such development.

"**Law**" or "**Laws**" shall mean any present or future applicable law, statute, ordinance, regulation (including zoning regulations), code, building code, judgment, injunction, arbitration award, order, rule, directive, common law, codes and ordinances of any Governmental Authorities, easement, covenant, restriction, or other agreement of record affecting the Premises as of the date of this Lease or subsequent thereto.

"**Land**" shall mean all that certain parcel of land described on attached hereto as <u>Exhibit A</u> and incorporated herein.

"**Leasehold Mortgage**" shall mean any loan financing obtained by Tenant, as evidenced by any mortgage, deed of trust, or other instrument and secured by Tenant's interest in this Lease and the leasehold estate created hereby, including any extensions, modifications, amendments, replacements, supplements, renewals, and refinancing, thereof.

"**Leasehold Mortgagee**" shall mean the holder of a Leasehold Mortgage.

"**Liabilities**" shall mean all losses, claims, suits, demand, costs, liabilities, and expenses, including reasonable attorneys' fees, penalties, interest, fines, judgment amounts, fees, and damages, of whatever kind or nature.

"**Person**" shall mean any individual, corporation, partnership, firm, or other legal entity.

"**Premises**" shall mean the Land, any Improvements thereon, and any and all rights, privileges, easements, and appurtenances to the Land and the Improvements and any development rights.

"**State**" shall mean the State of in which the Land is located.

"**Term**" or "**Lease Term**" shall mean the term of this Lease commencing on the Effective Date and ending on the Expiration Date (as extended, if applicable).

"**Unavoidable Delays**" shall mean delays incurred by Tenant due to a Force Majeure Event; provided that Tenant provides Landlord written notice of such Force Majeure Event as soon as commercially reasonable following such occurrence (but in no event more than fifteen (15) days after such occurrence) and uses commercially reasonable efforts to end the delay and ensure the effects of such Force Majeure Event are minimized.

ARTICLE II
LEASE OF PROPERTY

Section 2.01 Lease of Property. Subject to the terms and conditions of this Lease, Landlord leases to Tenant, and Tenant leases from Landlord, the Premises for a Term that shall commence on the Effective Date and end on the Expiration Date (as such Term may be extended from time to time), subject to earlier termination pursuant to any of the terms, covenants, or conditions of this Lease or pursuant to Law.

Section 2.02 Condition of Property. Landlord represents and warrants that there are no known matters of title (e.g. easements, restrictions, covenants, etc.) or Laws that would prevent Tenant from developing the Premises for the Intended Use. Except as expressly set forth in this Lease, the Premises is delivered by Landlord in “As-Is” condition.

Section 2.03 Delivery of Possession. Landlord shall, and does hereby, deliver possession of the Property to Tenant on the Effective Date.

ARTICLE III
RENT

Section 3.01 Rent. Tenant covenants and agrees to pay to Landlord the sum of Ten and No/100 Dollars ($10.00) as annual rent during the Term of the Lease (as extended) (“**Base Rent**”). It is the intention of Landlord and Tenant that the Base Rent payable by Tenant to Landlord during the Term of this Lease shall be absolutely net of all costs and expenses incurred in connection with or relating to the Premises, including, without limitation, all expenses arising from the operation, management, construction, maintenance, repair, use, and occupancy of the Premises, except as otherwise expressly provided in this Lease.

ARTICLE IV
PAYMENT OF IMPOSITIONS

Section 4.01 Payment of Impositions.

(a) Tenant shall pay all Impositions directly to the taxing authority.

(b) Tenant shall have the right to contest the amount or validity, in whole or in part, of any Imposition, or to attempt to reduce the assessed valuation of the Premises or apply for any exemptions that may be available to Tenant the Premises, all by appropriate proceedings diligently conducted in good faith. Landlord agrees to cooperate in good faith with any such efforts at no expense to Landlord.

ARTICLE V
CONDITIONS TO LEASE

Section 5.01 Inspection Period. Tenant’s obligations under this Lease are subject to and contingent upon the determination by Tenant, in its sole discretion and judgment, that the Premises are satisfactory for the use and purposes intended by Tenant. Tenant shall have until ninety (90) days after the Effective Date (the “**Inspection Period**”) to make such determination with respect to the Premises and to give written notice to Landlord prior to the expiration of the Inspection Period if Tenant shall determine, in its sole discretion and judgment, that the Premises are not satisfactory for the use and purposes intended by Tenant. Upon the giving of such written notice, this Lease shall terminate and be of no further force or effect and neither Landlord nor Tenant shall have any further rights or obligations hereunder. If Tenant fails to give such written notice prior to the expiration of the Inspection Period, then such conditions shall be deemed to have been waived by Tenant. Landlord agrees to execute and deliver such affidavits and certificates as Tenant’s title insurance company may reasonably require in order to issue title insurance, including but not limited to an owner’s affidavit, FIRPTA certificate, any state or local tax withholding forms, and evidence of Landlord’s authority to enter into this Lease.

Section 5.02 Permits. The obligations of Tenant under this Lease shall also be expressly subject to and conditioned upon the receipt by Tenant of all necessary permits or other governmental authorizations (the "**Permits**") necessary for the development of the Premises by Tenant for the Intended Use. As soon as practical after the expiration of the Inspection Period, Tenant shall diligently pursue obtaining all Permits in good faith and Landlord agrees to cooperate with Tenant's efforts in good faith at no expense to Landlord. In the event the foregoing conditions have not been satisfied or otherwise waived in writing by the date that is two hundred seventy (270) days after the expiration of the Inspection Period (the "**Permitting Period**"), either Landlord or Tenant shall have the option to terminate this Lease upon written notice to the other party. For the avoidance of doubt, the Permitting Period shall expire upon the earlier of (i) 360 days after the Effective Date and (ii) Tenant's receipt of all licenses, permits, and approvals necessary for Tenant's intended development of the Land or Tenant's waiver thereof.

ARTICLE VI
CONSTRUCTION

Section 6.01 Plans. Landlord hereby approves the Conceptual Site Plan attached as <u>Exhibit A-2</u> and acknowledges that Tenant intends to develop and construct the Improvements in general accordance with the Conceptual Site Plan, subject to the requirements of this Lease, applicable Laws, and any subsequent modifications necessary or desirable to utilize the Premises for the Intended Use. Before commencing any construction of the Improvements, Tenant shall submit to Landlord for written approval reasonably detailed plans and specifications for the applicable Improvements (the "**Plans**") similar in form and substance to any permit drawing submittals required by Governmental Authorities with respect thereto. To the extent the Plans are consistent with the Conceptual Site Plan, Landlord's approval of the Plans shall not be unreasonably withheld, conditioned, or delayed. For clarity, modifications reflected in the Plans that are reasonably necessary to (i) comply with applicable Laws and Permits, (ii) address site conditions, or (iii) implement engineering and design development, shall be deemed consistent with the Conceptual Site Plan so long as they do not materially and adversely change the program and uses reflected on the Conceptual Site Plan. Landlord shall approve or disapprove the Plans in writing within thirty (30) days after receipt; any disapproval shall describe in reasonable detail the basis for such disapproval. If Landlord fails to respond within such 30-day period, the Plans shall be deemed approved.

Section 6.02 Construction. Following Landlord's approval of the Plans, Tenant shall have the right to construct the Improvements in accordance with the approved Plans and all applicable Laws.

Section 6.03 Liens Subordinate to Landlord. Tenant shall not create or permit to be created or to remain, and shall promptly discharge, any lien, encumbrance, or charge levied on account of any mechanic's, laborer's, or materialman's lien which might or does constitute a lien, encumbrance, or charge upon the Property, or any part thereof, or the income therefrom, having a priority or preference over or ranking on a parity with the estate, rights, or interest of Landlord in the Land or any part thereof, or the income therefrom. Nothing in this Lease shall be deemed or construed in any way as constituting the consent or request of Landlord, express or implied, by inference or otherwise, to the filing of any lien against the Land by any contractor, subcontractor, laborer, materialman, architect, engineer, or other Person for the performance of any labor or the furnishing of any materials or services for or in connection with the Land or any part thereof.

Section 6.04 Permits, Laws, and Ordinances. Tenant shall, at its sole cost and expense, comply and cause its contractors and subcontractors to comply in all material respects with all Laws of all

Governmental Authorities which may now or hereafter, from time to time, be established and which are or shall be applicable to Tenant as they relate to the Property.

ARTICLE VII
OPERATION OF THE PROPERTY

Section 7.01 Tenant's Operation of the Property. Tenant shall comply with all laws governing the Premises and this Lease.

Section 7.02 Utilities. Tenant shall be responsible for obtaining all necessary and desired utilities serving the Premises and paying for such services directly to the utility companies and related service providers. Notwithstanding the foregoing, Landlord shall, at no cost or expense to Landlord, reasonably cooperate with Tenant in connection with obtaining utility service to the Premises by executing and delivering non-exclusive easements across the Land to the extent reasonably necessary to install, operate, maintain, repair, replace, and remove utility lines and related appurtenances serving the Premises (collectively, the "**Utility Easements**").

ARTICLE VIII
MAINTENANCE, REPAIRS, AND ALTERATIONS

Section 8.01 Maintenance and Repair of the Property. Tenant shall, at all times from and after the date on which Tenant starts any construction work on the Premises, at Tenant's sole cost and expense, keep and maintain the Premises, including the improvements, appurtenances, and every part thereof that may exist on, in, or be made a part of the Premises, in good order and condition, ordinary wear and tear excepted, and make all necessary repairs thereto, interior and exterior, structural and nonstructural, ordinary, and extraordinary, and foreseen and unforeseen.

Section 8.02 Alterations. Tenant may, at its sole cost and expense, alter, replace, or remodel any Improvements upon the Premises or construct additional Improvements on the Premises (collectively, the "**Alterations**"), provided that: (a) the foregoing are made in compliance with all Laws and in a good and workmanlike manner; (b) prior written consent from Landlord is obtained with respect to any new Improvements or material modifications to then-existing Improvements to the extent visible from the exterior of the Premises (which consent shall not be unreasonably withheld, conditioned or delayed) and (c) Tenant shall not allow mechanic's or materialmen's liens to affix to the Premises because of the Alterations.

ARTICLE IX
INSURANCE

Section 9.01 Workers' Compensation and Employer's Liability. At all times during any construction conducted by or on behalf of Tenant in or on the Premises, Tenant shall maintain, and cause its contractors to maintain, Workers' Compensation Insurance as required by the Laws of the State.

Section 9.02 General Commercial Liability. At all times during the Term of this Lease, Tenant shall maintain a commercial general liability insurance policy covering all claims for bodily injury (including death) and property damage, including loss of use thereof, in an amount not less than $1,000,000 per occurrence and $2,000,000 in the aggregate.

ARTICLE X
INDEMNIFICATION

Section 10.01 Tenant's Indemnification. Tenant hereby releases and agrees to indemnify and hold harmless Landlord and all its trustees, officers, employees, directors, agents, and consultants (hereinafter collectively referred to as the "**Landlord Indemnitees**") of and from any and all claims, demands, Liabilities, losses, costs, or expenses for any loss including but not limited to bodily injury (including death), personal injury, property damage, expenses, and attorneys' fees, caused by any negligent act or omission on the part of Tenant, its agents, employees, or others working at the direction of Tenant or on its behalf, or due to the violation of any pertinent federal, state, or local laws, all except to the extent caused by the negligence or intentional misconduct of the Landlord Indemnitees. Landlord agrees to give Tenant prompt notice of any such claim or proceeding. This indemnification is binding on the successors and assigns of the Tenant, and this indemnification survives the expiration or earlier termination of the Lease, or the dissolution or, to the extent allowed by Law, the bankruptcy of Tenant. This indemnification does not extend beyond the scope of this Lease and does not extend to claims exclusively between the undersigned parties arising from the terms, or regarding the interpretation, of this Lease.

Section 10.02 Landlord's Indemnification. Landlord hereby releases and agrees to indemnify and hold harmless Tenant and all its officers, employees, owners, directors, agents, and consultants (hereinafter collectively referred to as the "**Tenant Indemnitees**") of and from any and all claims, demands, Liabilities, losses, costs, or expenses for any loss including but not limited to bodily injury (including death), personal injury, property damage, expenses, and attorneys' fees, caused by any negligent act or omission on the part of Landlord, its agents, employees, or others working at the direction of Landlord or on its behalf, or due to the violation of any pertinent federal, state, or local laws, all except to the extent caused by the gross negligence or intentional misconduct of the Tenant Indemnitees. Tenant agrees to give Landlord prompt notice of any such claim or proceeding. This indemnification is binding on the successors and assigns of the Landlord, and this indemnification survives the expiration or earlier termination of the Lease, or the dissolution or, to the extent allowed by Law, the bankruptcy of Landlord. This indemnification does not extend beyond the scope of this Lease and does not extend to claims exclusively between the undersigned parties arising from the terms, or regarding the interpretation, of this Lease.

ARTICLE XI
ASSIGNMENT; SUBLEASE

Section 11.01 Assignment, Transfer, and Sublease. Tenant may not assign, transfer or sublease this Lease or the Premises without written Landlord approval, which shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, Tenant may assign or transfer this Lease or Tenant's interest therein, and may sublet the Premises or any part thereof (collectively "**Assign**" or "**Assignment**"), without Landlord's consent but upon prior notice to Landlord in each of the following circumstances (each, a "**Permitted Transfer**"): (a) to a parent, subsidiary, affiliate, division or other entity controlling, controlled by, or under common control with Tenant; and (b) to a successor entity related to

Tenant by merger, acquisition, reorganization or consolidation. Any assignee of Tenant's interest under the Lease shall comply with all terms hereof and all applicable Laws.

ARTICLE XII
DEFAULT; REMEDIES

Section 12.01 Events of Default. Each of the following events shall be an event of default ("**Event of Default**"):

(a) If Tenant shall fail to observe or perform one or more of the other terms, conditions, covenants, or agreements contained in this Lease, and such failure shall continue for (i) a period of thirty (30) days after written notice thereof by Landlord to Tenant specifying such failure, unless such failure requires work to be performed, acts to be done, or conditions to be removed that cannot by their nature or because of Unavoidable Delays reasonably be performed, done, or removed, as the case may be, within such 30-day period, in which case no Event of Default shall be deemed to exist as long as Tenant shall have commenced curing the same within such 30-day period and shall, subject to Unavoidable Delays, diligently, continuously, and in good faith prosecute the same to completion, and (ii) an additional period of ten (10) days after a second written notice sent no earlier than the expiration of the period described in part (i).

(b) The filing of any voluntary petition in bankruptcy by Tenant, or the filing of any involuntary petition by Tenant's creditors, which involuntary petition remains undischarged for a period of ninety (90) days.

Section 12.02 Remedies. Upon the occurrence of any Event of Default, Landlord may pursue only the following remedies:

(a) In the event an Event of Default, Landlord may either (i) terminate this Lease on ten (10) days written notice to Tenant and neither party shall have any further obligations hereunder except those that survive termination, or (ii) without terminating this Lease, terminate Tenant's right of possession of the Premises and use commercially reasonable efforts to relet all or a portion of the Premises (either alone or together with additional space) on behalf of Tenant and receive directly the Rent by reason of the reletting.

Section 12.03 Landlord Default. If Landlord defaults in the performance of any obligation under this Lease, Tenant shall give notice to Landlord specifying the nature of the default. In addition to any specific remedy provided elsewhere in this Lease, if Landlord does not, within thirty (30) days after receipt of the notice, cure the default, or, if the default is of a nature that it cannot reasonably be cured within a period of thirty (30) days, and Landlord does not commence the cure within the thirty (30) day period and proceed thereafter with reasonable diligence and in good faith to cure the default, then after the expiration of such cure period Tenant may (i) cure the default or (ii) terminate this Lease.

ARTICLE XIII
CONDEMNATION

Section 13.01 Total Taking. If all of the Land shall be taken for any public or quasi-public purpose by any lawful power or authority by the exercise of the right of Condemnation, eminent domain, or by agreement among Landlord, Tenant, and those authorized to exercise such right, this Lease shall terminate on the Date of Taking.

Section 13.02 Partial Taking. If there is such a taking that is not all of the Land, this Lease and the Term shall continue as to the portion of the Land remaining without diminution of any of Tenant's obligations hereunder.

Section 13.03 Award. If all or a portion of the Land shall be taken or condemned as provided in this Article, the award, awards or damages in respect thereof shall be due and payable to the Landlord only except for any awards or damages attributable to the Improvements constructed by Tenant thereon.

ARTICLE XIV
NOTICES

Section 14.01 Notices. Until a different address is provided in a notice to the other party, all notices, demands or requests made by either party to the other which are required or permitted by the provisions of this Lease shall be in writing and shall be deemed sufficiently given if: (a) delivered by hand (against a signed receipt); (b) mailed by U.S. certified or registered mail, return receipt requested, postage prepaid; or (c) sent by nationally recognized commercial overnight delivery service at the following address:

Landlord:	[NAME AND ADDRESS]
with a copy to:	[NAME AND ADDRESS]
Tenant:	[NAME AND ADDRESS] [NAME AND ADDRESS]
with a copy to:	[NAME AND ADDRESS] [NAME AND ADDRESS]

Notwithstanding anything contained in this Lease to the contrary, any notice required to be given by Landlord or Tenant hereunder shall be deemed to be effective as of the date such notice is received or refused as reflected on said notice.

ARTICLE XV
ENVIRONMENTAL LAWS

Section 15.01 Tenant's Environmental Indemnity. Tenant hereby agrees to indemnify, defend, save, and keep the Landlord Indemnitees harmless from and against any and all claims, losses, costs, Liabilities, damages, and expenses including, without limitation, penalties, fines, and reasonable attorneys' fees, to the extent incurred in connection with or arising from the use, handling, storage, transportation, or disposal of Hazardous Materials by Tenant or its agents, employees, representatives, tenants, or contractors in, on, or about the Property. The foregoing indemnification shall survive any assignment or termination of this Lease.

Section 15.02 Landlord's Environmental Indemnity. Landlord shall indemnify, defend, and hold the Tenant Indemnitees harmless from and against any and all claims, losses, costs, Liabilities, damages, and expenses including, without limitation, penalties, fines, and reasonable attorneys' fees, to the extent incurred in connection with or arising from the presence of Hazardous Materials that already exist in, on, under or about the Property as of the Effective Date, or that are introduced in, on, under, or about the Property as a result of the actions of Landlord or its agents, employees, representatives, tenants, or contractors, or Landlord's or Landlord's affiliates other tenants in the vicinity, whether in the past, present, or as a result of future contamination. The foregoing indemnification shall survive any termination of the Lease.

ARTICLE XVI
BROKERS

Section 16.01 Brokers. Landlord and Tenant each represent and warrant to the other that it has not dealt with any broker in connection with this Lease. Landlord and Tenant shall each indemnify and hold harmless the other from and against any and all claims for any brokerage fee or commission with respect to this Lease transaction by any broker with whom either Landlord or Tenant has dealt with or is alleged to have dealt with. The provisions of this Section shall survive any termination of this Lease.

ARTICLE XVII
QUIET ENJOYMENT

Section 17.01 Quiet Enjoyment. Landlord covenants and agrees that, if and so long as Tenant observes and performs each and every covenant, agreement, provision, and condition of this Lease on the part of Tenant to be observed and performed throughout the Term of this Lease, Tenant may peaceably and quietly enjoy the Property without hindrance or molestation of Landlord or any Person.

Section 17.02 New Title Matters. From and after the Effective Date, Landlord shall not grant, consent to, suffer or permit to exist any easement, restriction, covenant, declaration, lien or encumbrance (except any matter imposed by Condemnation) other than those already in existence on the Effective Date, without Tenant's prior written consent.

ARTICLE XVIII
TENANT ENCUMBRANCES

Section 18.01 Mortgaging of the Leasehold. Tenant, and every permitted successor and assign of Tenant, shall have the right to encumber its interest in this Lease without Landlord's prior consent, provided that: (a) no Event of Default has occurred and remains uncured under this Lease at such time; and (b) all rights acquired under the Leasehold Mortgage shall be subject to each of the provisions set forth in this Lease and to all rights and interests of the Landlord therein.

Section 18.02 Other Title Matters. During the Term, Tenant shall have the right to subject Tenant's leasehold interest in the Premises to any easement, lease, license, restriction, covenant, declaration, lien or encumbrance, provided any such encumbrances shall be subordinate to Landlord's fee simple interest in the Land and in no event shall such encumbrances survive the expiration or earlier termination of this Lease. Further, all such encumbrances shall be consistent with the Intended Use of the Premises and any Improvements located thereon. Landlord acknowledges Tenant's use of the Premises may involve occupancy agreements with individual residents who will reside within the single-family houses to be constructed on the Premises.

ARTICLE XIX
OPTION TO PURCHASE

Section 19.01 Option to Purchase. Commencing on the tenth (10th) anniversary of the Effective Date and continuing for so long as this Lease is in effect, Tenant shall have the ongoing right to purchase the Land from Landlord (the "**Purchase Option**"). The Purchase Option shall be exercisable on sixty (60) days' notice to Landlord at a purchase price equal to the fair market value of the Land at the time Tenant exercises the Purchase Option. Tenant's notice exercising the Purchase Option shall include Tenant's proposed fair market value of the Land and its basis for such valuation. Within ten (10) days of receipt of Tenant's notice, Landlord shall respond in writing either confirming Landlord's agreement with such valuation or requesting an appraisal of the Land, in which event Tenant shall promptly engage an appraisal of the fair market value of the Land from a duly qualified MAI appraiser. The result of such appraisal shall become the purchase price of the Land unless either party disagrees and elects to engage another duly qualified MAI appraiser at such objecting party's expense. If the second appraisal is within five percent (5%) of the first appraisal, the average of the two appraisals shall be the purchase price. If the second appraisal differs by more than five percent (5%) and the parties remain unable to agree on the purchase price, the two appraisers shall select a third duly qualified MAI appraiser to conduct an appraisal. In such event, the closest of the two original appraisals to the value of the third appraisal shall become the final purchase price of the Land. The closing shall take place on a date selected by Tenant within thirty (30) days of the determination of the purchase price. Each party shall bear their own costs in connection with such closing, except the costs of the third appraisal (if applicable) shall be split evenly between the parties.

ARTICLE XX
MEMORANDUM

Section 20.01 Memorandum. Either Landlord or Tenant may at any time record a memorandum of this Lease substantially in the form attached hereto as Exhibit B. Either party may record a memorandum of any amendment or modification of this Lease, provided the memorandum shall not include the financial terms of this Lease. Each party shall, upon the request of the other, join in the execution of a memorandum of this Lease or a memorandum of any amendment or modification of this Lease in proper form for recordation together with any transfer tax returns or forms necessary for such recordation, if applicable. The party requesting such memorandum of Lease shall be responsible for the payment of any recording fees and/or taxes.

ARTICLE XXI
EXTENSION OPTIONS

Section 21.01 Option to Extend. Provided no Event of Default shall have occurred and be continuing at the time of exercise or at the expiration of the Term or, if applicable, the immediately preceding extension period of the Term, Tenant shall have three (3) options to extend the Term of the Lease, each for a period of ten (10) years on the same terms and provisions of this Lease then in effect (each such additional term being referred to as an "**Extension Term**" and each such option being referred to as an "**Extension Option**" and collectively as "**Extension Options**").

Section 21.02 Terms of Extension. Provided no Event of Default shall have occurred and be continuing at the time of extension or at the expiration of the Term or, if applicable, the immediately preceding Extension Term, each Extension Option shall be automatically exercised and the Term shall be extended for the applicable Extension Term unless Tenant gives written notice to Landlord not less than six (6) months prior to the expiration of the Term or the then-applicable Extension Term stating that Tenant elects not to extend (the "**Non-Extension Notice**").

Section 21.03 Failure to Exercise. If Tenant timely delivers a Non-Extension Notice in the manner set forth above, this Lease shall terminate on the last day of the Term or, if applicable, the last day of the then applicable extension of the Term.

ARTICLE XXII
MISCELLANEOUS

Section 22.01 Landlord and Tenant Representations and Warranties. Landlord and Tenant each represent and warrant that:

(a) This Lease has been duly authorized, executed, and delivered by such party and constitutes the legal, valid, and binding obligation of such party.

(b) There are no actions, suits, or proceedings pending or, to the knowledge of such party, threatened against or affecting such party, at Law or at equity or before any Governmental Authority that would impair such party's ability to perform its obligations under this Lease.

(c) The consummation of the transactions hereby contemplated and the performance of this Lease will not result in any breach or violation of, or constitute a default under, any other lease, contract or financing agreement.

Section 22.02 No Waiver; Cumulative Rights.

(a) No failure of either party to exercise any power given to such party hereunder or to insist upon strict compliance by the other party with its undertakings, duties, and obligations hereunder, and no custom or practice of the parties hereto at variance with the provisions hereof shall constitute a waiver of such party's right to demand exact compliance with the provisions contained in this Lease.

(b) All rights, powers, and privileges conferred herein upon both parties hereto are cumulative and are in addition to and not in substitution for any other rights and remedies available at Law or in equity or otherwise.

Section 22.03 Attorneys' Fees. If any action is brought by either party against the other in connection with or arising out of this Lease, the Prevailing Party shall be entitled to recover from the other party its reasonable out-of-pocket costs and expenses, including, without limitation, reasonable attorneys' fees, incurred in connection with the prosecution or defense of such action. The term "**Prevailing Party**" shall include, without limitation, a party that substantially obtains or defeats the relief sought, as the case may be, whether by compromise, settlement, judgment, or the abandonment by the other party of its claim or defense. The attorneys' fees award shall not be computed in accordance with any court fee schedule but shall be such as to fully reimburse all attorneys' fees reasonably incurred.

Section 22.04 Confidentiality. Each party agrees to keep the financial terms of this Lease, as well as any financial information shared by either party with the other, confidential and not share such information with any third parties. Notwithstanding the foregoing, either party may share such information with its investors, lenders, attorneys, accountants, and professional advisors, so long as each such party ensures such third parties shall maintain the confidentiality of such information, unless otherwise required by law.

Section 22.05 Provisions Are Binding Upon Successors and Assigns. Each of the provisions of this Lease shall apply to, extend to, be binding upon, and inure to the benefit or detriment of not only the parties hereto, but also the legal representatives, successors, and assigns of Landlord and Tenant hereto, and shall be deemed and treated as covenants running with the Property during the Term of this Lease. Whenever a reference to the parties hereto is made, such reference shall be deemed to include the legal representatives, successors, and assigns of said party, the same as if in each case expressed.

Section 22.06 Applicable Law. This Lease shall be governed, construed, performed, and enforced in accordance with the Laws of the State in which the Property is located.

Section 22.07 Waiver of Jury Trial. LANDLORD AND TENANT EACH WAIVES ANY RIGHT IT MAY HAVE TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER AGAINST THE OTHER ON ANY MATTER WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT, OR TENANT'S USE OR OCCUPANCY OF THE PROPERTY.

Section 22.08 Interpretation and Construction. This Lease shall be construed without regard to any presumption or rule requiring construction or interpretation against the party drafting an instrument or causing any instrument to be drafted. Any captions or headings used in this Lease are for convenience only and do not define or limit the scope of this Lease. The singular of any term, including any defined term, shall include the plural and the plural of any term shall include the singular. Whenever the singular or plural number, or masculine or feminine gender is used in this Lease, it shall equally apply to, extend to, and include the other.

Section 22.09 Severability. In the event any provision, or any portion of any provision of this Lease is held invalid, the other provisions of this Lease and the remaining portion of said provision, shall not be affected thereby and shall continue in full force and effect.

Section 22.10 Time. All time limits stated in this Lease are of the essence of this Lease. In the event any deadline or the expiration of any time period falls on a day that is not a Business Day, such deadline or expiration date shall automatically be extended to the next day that is a Business Day, except that the Expiration Date shall never be extended to the next Business Day (it being acknowledged that the Term may expire on a date that is not a Business Day).

Section 22.11 No Agency. Nothing in this Lease is intended, or shall in any way be construed, so as to create any form of partnership or agency relationship between the parties. The parties hereby expressly disclaim any intention of any kind to create any partnership or agency relationship between themselves. Nothing in this Lease shall be construed to make either party liable for any of the indebtedness of the other, except as specifically provided in this Lease.

Section 22.12 Entire Agreement. The making, execution, and delivery of this Lease by Tenant has not been induced by any representations, statements, covenants, or warranties by Landlord except for those contained in this Lease. This Lease constitutes the full, complete, and entire agreement between and among the parties hereto; no agent, employee, officer, representative, or attorney of the parties hereto has authority to make, or has made, any statement, agreement, representation, or contemporaneous agreement, oral or written, in connection herewith modifying, adding to, or changing the provisions of this Lease. No amendment of this Lease shall be binding unless such amendment shall be in writing, signed by both parties hereto and attached to, incorporated in and by reference made a part of this Lease.

Section 22.13 Counterparts. This Lease may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the Effective Date.

LANDLORD:

Greenville County Redevelopment Authority:

By:___________________________
Name:
Title:
Date:

TENANT:

United Ministries

By:___________________________
Name:
Title:
Date:

EXHIBIT A

Legal Description of the Land

All that certain piece, parcel or tract of land, lying situate and being in the State of South Carolina, County of Greenville and shown and designated as 6.33 acres on a plat prepared by Thomas P. Dowling, Surveyor, entitled "Boundary Survey for Greenville County Recreation District" dated October 14, 1996 and recorded in the RMC Office for Greenville County, South Carolina on April 23, 1997, in Plat Book 35-C at Page 47. Reference to said plat is hereby made for a more complete metes and bounds description.

This is the same property conveyed by deed of J.D. Woodside dated December 7, 1920 and recorded in the RMC Office for Greenville County, South Carolina on February 14, 1921 in Deed Book 69 at Page 182 and also by deed of Southeastern Broadcasting Corp. dated December 30, 1966 and recorded in aforesaid records on December 30, 1966 in Deed Book 811 at Page 348.

TMS Number 0124.00-06-001.00

EXHIBIT A-2
Conceptual Site Plan

[TO BE ATTACHED]

EXHIBIT B
Form of Memorandum of Lease

STATE OF SOUTH CAROLINA	)	
	)	**MEMORANDUM OF GROUND LEASE**
COUNTY OF GREENVILLE	)	

THIS MEMORANDUM OF GROUND LEASE (“Memorandum”) is made effective as of __ day of ________, 2026 (the “**Effective Date**”), is entered into between Greenville County Redevelopment Authority (“**Landlord**”) and United Ministries (“**Tenant**”).

WHEREAS, Landlord and Tenant have entered into a Ground Lease dated ______________ ____, 2026 (the “Lease”), for approximately 6.30 acre(s) of real property described herein as Exhibit A (“Property”) and the parties wish to memorialize that agreement of record in the Office of the Register of Deeds.

NOW THEREFORE, for and in consideration of the mutual covenants contained in the Lease the adequacy and receipt of which are hereby acknowledged, Landlord and Tenant hereby declare as follows:

1. All capitalized terms that are not defined herein shall retain the meanings set forth in the Lease. The recitals set forth above are incorporated herein by this reference.

2. The parties have entered into the Lease for the Property.

3. The Lease pertains to the Property described on the attached Exhibit A which is incorporated herein by reference, and all Improvements now or hereafter constructed thereon during the Term.

4. The initial Term is for a minimum term of fifty (50) years from the Commencement Date (as defined in the Lease). Tenant has three (3) renewal terms of ten (10) years each.

The purpose of this Memorandum is to give notice of the Lease and of the rights created thereby, all of which are hereby confirmed, and this Memorandum is subject to all of the terms and conditions, provisions, covenants and agreement contained in such Lease, all of which are incorporated by reference. In the event of a conflict between the Lease and this Memorandum, the Lease shall control.

[*Signature Page and Exhibit(s) Follow*]

[SIGNATURE BLOCKS THAT CONFORM TO STATE RECORDING REQUIREMENTS TO BE INSERTED]

EXHIBIT A

Legal Description of the Land

All that certain piece, parcel or tract of land, lying situate and being in the State of South Carolina, County of Greenville and shown and designated as 6.33 acres on a plat prepared by Thomas P. Dowling, Surveyor, entitled "Boundary Survey for Greenville County Recreation District" dated October 14, 1996 and recorded in the RMC Office for Greenville County, South Carolina on April 23, 1997, in Plat Book 35-C at Page 47. Reference to said plat is hereby made for a more complete metes and bounds description.

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TMS Number 0124.00-06-001.00

Greenville News – Greenville County's median home price on the rise. Here's by how much.

July 10, 2026 – Ruth Cronin

Greenville-Spartanburg is ranked the fifth most popular U.S. city to move to, according to a 2026 moving trends report by moving company PODS.

While the warmer climate, walkable downtown and access to outdoor recreation are all drivers of Upstate growth, PODS found that that affordability is the top deciding factor for where people are moving in 2026.

As the Greenville population continues to explode, just how affordable are Greenville County homes?

Greenville County's median home sale price, or midpoint of all home sales, is $368,146, according to 2026 Redfin data from May 2026. This includes single family homes, townhomes and condos.

How much has the median sale price risen in recent years?

A view of the Greenville downtown skyline in Greenville, S.C. in June 2026. Ken Ruinard / USA Today Network South Carolina

The median sale price in Greenville County increased 0.4% from May last year, when it was $366,700, according to Redfin.

Over the past five years, however, the county has seen an increase of about 25% in its median sale price. In May 2021, the median sale price in Greenville County was $294,500, Redfin data shows.

How do Greenville County home prices compare to the state and U.S.?

Data shows that while Greenville County homes are slightly more expensive than most in South Carolina, they are more affordable than the national median sale price.

In May, the median sale price of a home in South Carolina was $351,716, according to Redfin. This is $16,430 less than Greenville County's median sale price of $368,146.

In May of 2026 the median sale price of a home in the United States was $436,523, according to Redfin. This is $68,337 more than Greenville County's May median sale price and $84,807 more than South Carolina's May median sale price.

A July 9 report from the National Association of Realtors found that the national median home price reached an all time high at $440,600 for all home types in the month of June. This marks the 36th month of year-over-year price increases, the NAR report said.

According to the NAR the June median sale price for homes in the South was $377,700, which is a 0.9 percent increase from June of 2025. The median sale price in the South was less than the in the West and Northeast, but slightly more expensive than the Midwest.

How much do you need to make to live in Greenville County?

Main Street in downtown Greenville, S.C. Ken Ruinard / Staff

The estimated needed income to buy a house in Greenville County is $90,000 per year, according to Greenville County's 2025 Five Year Review. The estimated needed income to rent in Greenville County is $56,200.

The county's five year review notes that the combination of rising home prices, limited housing supply, and increased demand has created barriers to housing for many residents, especially first-time homebuyers and renters.

How long are Greenville County homes typically on the market?

The median number of days on the market for a Greenville County home is 57 days, according to May Redfin data.

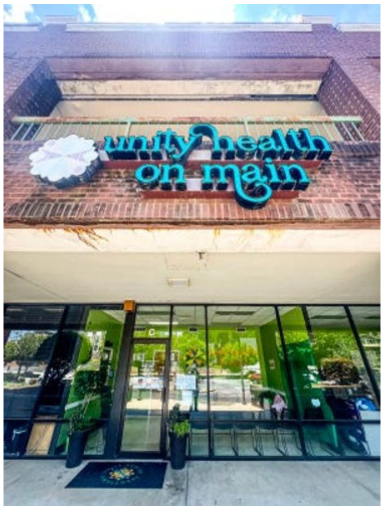
In May, 860 Greenville County homes were sold which is up 11.6% from the same time last year, according to Redfin.

Ruth Cronin covers Greenville County business, growth and development. Contact her at rcronin@usatodayco.com.

Greenville News – Unity Health on Main ends patient care after $800,000 loss in funding

July 16, 2026 – Ruth Cronin

While healthcare expansions are taking place across the Upstate, a downtown Greenville affordable health clinic closed its doors after federal funding was cut.



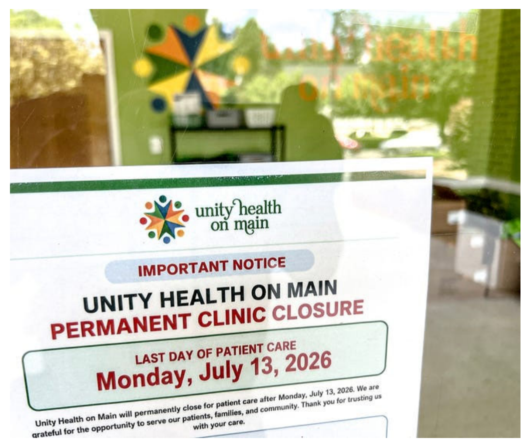
Unity Health on Main has worked with the community and local organizations to help close the gap in healthcare disparities for 10 years, according to the nonprofit.

"Due to insurmountable financial challenges, Unity Health on Main will permanently close our doors... serving you for the past 10 years has been the greatest privilege," a statement on Unity Health's website said.

In 2025, Unity Health on Main lost about $800,000 as result of the Trump administration's diversity, equity and inclusion-related funding cuts, according to Alex Moore, vice chairperson of the Unity Health's board of directors. The cut represented over 40% of the clinic's annual budget.

Moore said Unity Health on Main tried to remain open, diving into grant writing and fundraising.

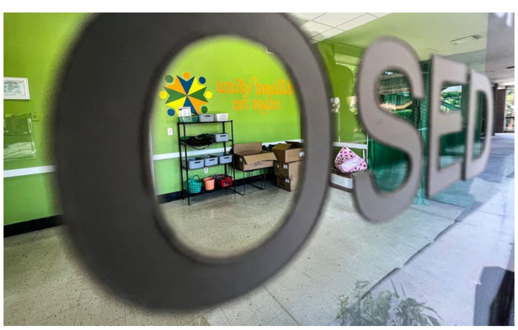
"There was really great momentum there," Moore said. "Unity Health on Main had received some really significant grants that were really exciting and felt like okay we're going to make it, but ultimately, it just wasn't enough to cover the gap."



The clinic not only faced a severe budget shortfall but also needed to relocate to remain open. It operated in the shopping center at the corner of North Main Street and West Park Avenue a site slated for redevelopment.

Moore said that while they knew they would have to relocate, the added burden of finding a new space amid a financial challenge was a compounding factor.

The clinic's last day of patient care was July 13. Unity Health on Main said it was working with community partners to help connect patients with new care providers.



"This decision was not made lightly," a statement from the board of directors said. "The Board of Directors conducted a thorough and thoughtful review of all options to sustain operations, including pursuing additional funding, partnerships, and structural changes. While we were making progress in securing grants and expanding support, the financial demands — particularly the cost of relocating and building out a new clinic — ultimately created a gap that could not be closed."

Moore said that she hopes the closing of Unity Health on Main can serve as a call to action to bring more support to similar nonprofits.

"We all know healthcare is a really challenging issue, so to have one less organization making it accessible and affordable for individuals," Moore said. "It's really hard and really sad."

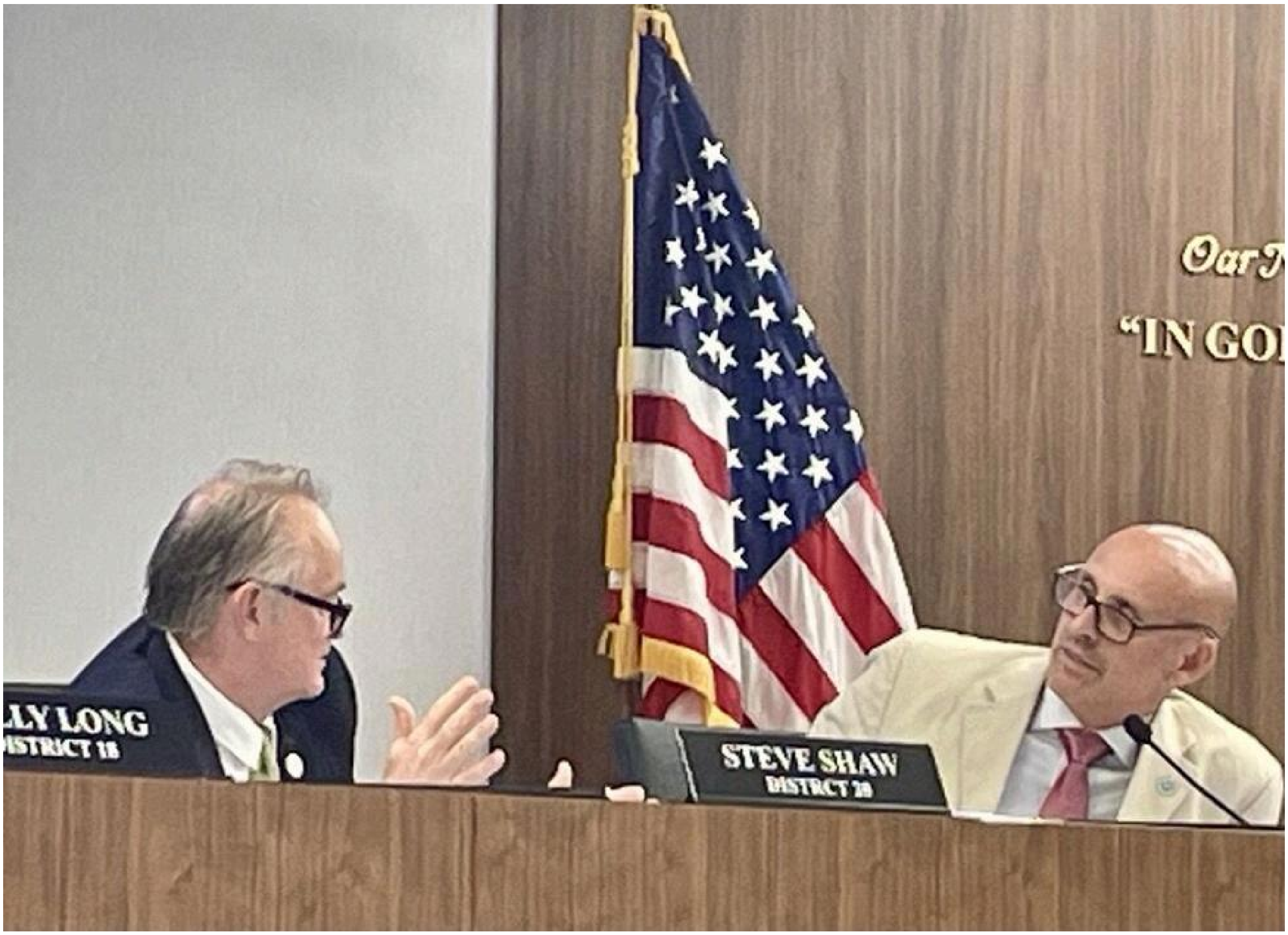
Ruth Cronin covers Greenville County business, growth and development. Contact her at rcronin@usatodayco.com.

https://www.postandcourier.com/greenville/news/greenville-county-penny-sales-tax-approved-transit/article_5c391e0a-b045-40a5-8f15-0ead20322329.html

Greenville County puts penny roads tax to voters, but not without a fight

BY ERIC CONNOR ECONNOR@POSTANDCOURIER.COM

JUL 22, 2026



Greenville County Councilmembers Steve Shaw (left) and Curt McGahhey argue during a July 21, 2026, debate over putting a penny sales tax for roads to voters in November.

ERIC CONNOR/STAFF

GREENVILLE — In November, voters in Greenville County will have the chance once again to approve or shoot down a proposed penny sales tax designed to tackle what is a multibillion-dollar roads funding crisis.

Greenville County Council's 8-3 final vote on July 21 to put the question on the general election ballot came after an hour's worth of arguing and last-second amendments that mainly dealt with attempts to increase the share of money that goes to mass transit and how the county will have a final look at what cities spend their share on.

This referendum will be the second time in two years the county has asked voters to approve adding a 1-percent sales tax to purchases in the county that exclude some necessities like groceries, gas and medicine.

Over its proposed eight-year span, the tax would raise around $1 billion — half of the $2 billion shortfall the historically tax-averse county says it needs to fix roads and bridges overburdened by growth.

The county is but one of three in South Carolina that hasn't enacted a penny tax, and this latest effort comes as — for the first time — surrounding municipalities **are racing to put their own similar measures on the ballot** that would yield hundreds of millions of dollars for their own projects.

"If this doesn't pass, the county has no path forward to get ahead on the road situation," said Councilmember Curt McGahhey, who in his first term is the **lead voice pushing the measure after he and others campaigned against** the failed effort in 2024.

As McGahhey put forth the outline of how the tax would work and faced sharp questioning from council members who both support and oppose the ballot question, he explained that close study of the county's finances showed that wasteful spending that he campaigned on didn't exist.

Ahead of Tuesday's vote, the **Greenville County Republican Party** — which backed McGahhey's campaign that was one of others that rode an anti-incumbent, anti-tax wave into power in 2024 — **censured him**, saying Republican voters "are outraged and feel betrayed."

McGahhey said he challenges claims by anti-tax groups that the county has up to $60 million in wasteful spending and encouraged them to go over the county's budget in detail rather than offer unrealistic options such as selling the county's newly constructed headquarters.

"I challenge leadership from the GOP," he said. "I challenge leadership from all the small groups. Sit down with me. Let's sit down and find $60 million the county is wasting. I put this out there in public, and I have zero people take me up on it so far."

Under the final framework, the county will split revenue three ways: 90 percent for road and bridge repair, 7 percent for preserving green space and 3 percent to fund mass transit through Greenlink, the city-owned entity that the county and city jointly fund.

Much of the dispute in Tuesday's vote centered on how much share should go to mass transit, which has been the subject of a longstanding dispute about whether money given to the agency leads to results.

Councilmember Rick Bradley posed an amendment that would have increased mass transit's share from 3 to 5 percent, as advocates had lobbied before in public comments before the vote.

Before the council could vote on that amendment, Councilmember Alan Mitchell put forth an amendment that would have increased the share to 7 percent, **saying that even 5 percent isn't enough**.

"Just because another million dollars goes into Greenlink's budget doesn't mean that they can actually make real improvements," Mitchell said. "So, I'd like to see something where we can make some real advances, like some of our citizens have said, think outside the box and be able to do some creative things."

Both efforts failed — as did one by Councilmember Steve Shaw, who has been the council's most-vocal critic of funding for Greenlink and mass transit.

In crafting the language for the ballot question, Shaw offered an amendment that would have the county redefine mass transit to include "a robust and bona fide rideshare program on an equal par with buses or Greenlink or whatever you want to call it."

Councilmember Frank Farmer asked if Shaw was suggesting the county subsidize private rideshare companies like Uber and Lyft.

Councilmember Dan Tripp said he consulted Google's generative AI model Gemini to define whether rideshare is defined as mass transportation, and he said his search found that it didn't.

"We are supposed to be transformative, and we make the law," Shaw said. "Anything we do is considered valid until said not by the courts. So we can do this if the will is there."

County Attorney Chris Antley cautioned that the language included in the ballot question had to be carefully worded and comprehensive to stand up to a legal challenge, which other counties have lost after great effort because of ballot wording.

This will be the second time in two years the county will put a penny tax to voters after the 2024 effort failed by a narrow 3-point margin. That initiative came a decade after the previous effort in 2014 failed by a wide margin.

Unlike those two previous efforts, the county will now be putting forth a referendum as neighboring cities race to pose their own to voters.

After years of lobbying following failed county efforts, state lawmakers carved out the ability for municipalities to ask voters to enact a penny tax that would go to projects within their town and city boundaries.

The previous ballot measure in Greenville County failed in unincorporated areas but largely passed in cities.

The cities of **Greenville**, **Mauldin**, **Simpsonville** and **Travelers Rest** are poised to place their own penny tax questions on the November ballot.

The race is on, in a sense, because the state's enabling legislation allows municipalities to ask voters for a penny tax so long as their county doesn't have one already enacted.

In the weeks before the July 21 vote, the cities' efforts muddied the debate among County Council members concerned about what having more than one penny tax would mean for the county's effort.

At one point, council members suggested the county could hold back and redistribute money raised from its tax within city limits — but that scenario wasn't suggested during the council's final vote.

Instead, council members debated how to oversee how cities spend their money rather than send their respective shares in lump sums.

Tripp said he was concerned that, if there were a political dispute, County Council could veto projects that the cities put forth in using its county-collected share.

"This body is rife with political divisions," Tripp said. "I'm just calling it like I see it."

"If this body gets caught up in some feud with the city," he said, "there's got to be some safeguard to make sure everybody does what's right."

After debate, the oversight stopped short of veto power beyond ensuring that cities have complied with state law in how they spend the money.

"If we were to just send them the money and they were to misuse it, then it would be on the county," Council Chairman Benton Blount said.

Follow Eric on X at @cericconnor.

ERIC CONNOR

UPSTATE EDITOR

Eric is the Upstate Editor for The Post and Courier. He's covered and directed news in the region for the past two decades, previously as a reporter for The Greenville News and as a USA TODAY correspondent. He studied journalism at the University of South Carolina.

WYFF – Greenville County voters to consider penny sales tax

July 22, 2026 – Nate Stanley

GREENVILLE, S.C. — A penny sales tax question is heading to the November ballot in Greenville County after Tuesday's Greenville County Council meeting.

The meeting lasted 3 hours and ended with small amendments to the sales tax referendum. The proposed tax would create a 1% sales tax on any nonessential purchases in the county and go towards roads and bridges.

A similar tax was struck down by voters in 2024 and on Tuesday county council members debated changing the allocations - but stuck with the following breakdown:

- 89% for roads and bridges
- 7% for green space preservation
- 3% for public transit
- 1% will also go back to the state.

Despite this not passing last go around, Councilman Curt McGahhey says this is the best time to do it.

"If we don't pass this, there's not $40 [or] $50 million in the budget to get ahead on the roads. It's just not there. I threw the challenge out tonight. I would love anybody in the public, anybody in any organization to come sit with me and show me where there's $40 million in our budget for the roads. I challenge anyone to do that. This is our last chance," he says.

The reason for this renewed push comes after South Carolina lawmakers passed the municipal tax relief act that gives some cities the ability to pass their own tax... We've seen municipalities like the City of Greenville and Travelers Rest propose similar ideas.

McGahhey says in the event both pass, there will be a 2% tax within those municipalities.

"I think they're mutually beneficial. Right. It's not one or the other. I think those municipalities have a vested interest. Obviously, they're a smaller income base than Greenville County or the city itself. So I think those could be mutually exclusive with each other that they'll help," he says.

Greenville County will also discuss creating an oversight committee that will track projects and those municipalities.

McGahhey says there will be a website available for voters to research the full list of projects.