



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

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

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

Guest Present: Russell Dodds, prospective board applicant
Katherine Winslow, prospective board applicant

1. **Opening and Roll Call.** The meeting was called to order by the Chair at 12:30 p.m. She introduced Ms. Katherine Winslow, who may seek appointment to the board. All board and staff members, as well as returning guest, Mr. Russell Dodds, introduced themselves.
2. **Invocation.** The invocation was offered by Ms. Ernul.
3. **Approval of the June 23, 2026 Board Minutes.** On a motion by Ms. Weir, seconded by Mr. Doser, the Board unanimously approved the minutes of the June 23, 2026 Board meeting as presented.
4. **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 May, stating that Revenue and Expenditures show increases as the year draws to a close. The LGIP interest rate has been holding steady at 3.89 percent for several months.

GCRA staff manage the City of Greer's Fairview loan for them, but Greer has the choice of either extending the loan and continuing to pay interest or using their funds to pay it off early; GCRA funds will not be used. If the note is extended, the rate will increase from 6.7 to 7.19 percent, and closing and reappraisal fees will be incurred. Meanwhile, we have made significant headway as a result of lowering the sales price.

5. Operations Committee.

- a. Approval of Construction Cost Profile.** Mr. Doser stated that the committee approved the construction cost of up to \$1,248,324 to build five new homes for sale on Morris Street. Three different floor plans will be used; the contractor, Upland Builders, is the same company already awarded contracts for the infrastructure work and duplexes at Gridley Place. Mr. Smith added that we plan to sell the homes, but if we are faced with unfavorable market conditions, we can opt to rent them if needed. He also noted that the whole Gridley project was funded with HOME and AHF dollars, with no loans.

On a motion by Ms. Weir, the Board unanimously approved the construction cost of up to \$1,248,384 as presented.

6. Other Business – Executive Director Updates.

- a. Penny Tax Referendum.** Mr. Smith stated that the penny tax referendum passed and will be on the November ballot. The municipalities of Mauldin, Simpsonville, and Travelers Rest are all now working on passage of their own penny tax referenda.
- b. Marketing & Education.** Mr. Smith thanked Ms. Proner for her update regarding the Fairview loan and her communication with the bank, and he stated that staff are reviewing a potential cash purchase offer for one of the Fairview townhomes. He added that Homes of Hope staff are starting to see sales activity for some of their newly constructed homes, so it is encouraging to see stagnation finally start to move.

Mr. Smith stated that there has been increased interest from county employees since Greenville County staff have been spearheading the messaging internally. He emphasized that certainly not all interested employees who contact us will qualify, and noted that we have been surprised by the variety of questions and scenarios posed.

- c. Partner Projects – Worley Road.** Mr. Smith stated that we are still working with MetroConnects and Site Design regarding options for sewer improvements on the site, but it appears that the better option will be to build closer to the road as opposed to building lower on the site and having to install a lift station at great expense.
- d. Community Led Housing Development Event.** Mr. Smith stated that last Friday, he participated in the Village Engage Fourth Friday Conversation at Mill Village Ministries, to panel with Reverends Curtis Johnson and Stacey Mills regarding community support of and engagement in affordable housing initiatives. The event began with a racial wealth gap simulation to explore how policies since the Civil War have affected the black community

particularly regarding lost opportunities. Participants discussed ways in which affordable housing providers like GCRA may be able to provide technical assistance to help churches develop housing on property they own. Mr. Smith stated that the conversation was excellent and noted that Ms. Ernul and Ms. Wilson were also in attendance.

Questions were posed and discussion ensued about the location of the churches' properties; details of potential developments; how to bring infrastructure to areas of Greenville County where it is lacking; local politics and attitudes towards density and development; how other surrounding counties have invited business and development by proactive decision-making; and how to combat distrust in government entities by attending events, speaking to people in groups and individually about what we do, and developing excellent affordable housing products. Ms. Ernul praised the new ideas GCRA is pursuing such as collaborations with and or technical assistance for churches, which aligns well with our mission.

- e. **Fountain Inn Property Update.** Mr. Smith stated that he and Mr. Arnaiz recently met with Fountain Inn representatives to discuss the potential change of use for a parcel that was originally designated to be a park, but which Fountain Inn may prefer to develop for affordable housing. Fountain Inn will likely deed the parcel back to GCRA. Discussion ensued regarding available acreage, road frontage and potential lot sizes, and the possibility of partnering with the modular builder whose factory Mr. Smith toured last month.
- f. **Board Application Deadline.** Ms. Macauley reminded the board that the deadline for applying to County Council for board appointment is August 31st; a confirmation email from Ms. Julie Wallace of Council staff should be received shortly after submission.

- 7. **Executive Session.** On a motion by Ms. Ernul, seconded by Ms. Weir, the Board voted unanimously to enter Executive Session at 1:11 p.m. to discuss a contractual matter.

On a motion by Ms. Weir, seconded by Ms. Ernul, the Board voted unanimously to exit the Executive Session. Executive Session adjourned at 1:35 p.m.

- 8. **Approval of United Ministries Lease Agreement.** Mr. Smith referenced the memorandum and draft document from the packet. Questions were asked and answered regarding some minor details of the lease agreement.

On a motion by Ms. Reese, seconded by Mr. Hammond, the Board unanimously approved the proposed lease agreement with United Ministries as presented.

- 9. **Adjournment.** There being no further business, on a motion by Ms. Ernul, seconded by Ms. Wilson, the meeting was adjourned at 1:37 p.m.


Secretary