

SUCCESS
*doesn't come from what
you do occasionally, it
comes from what you do*
CONSISTENTLY

-Marie Forleo

GCRA Board Meeting
September 22, 2026

October 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12	13 Administration Committee meeting, 12:30	14	15 Operations Committee meeting, 12:30	16	17
18	19	20 Board reappointment interviews @ Committee of the Whole meeting (Tentative: 4pm)	21	22	23	24
25	26	27 Board meeting, 12:30	28	29	30	31

November 2026

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

**GCRA Board Meeting Agenda
Tuesday, September 22, 2026 – 12:30 p.m.
GCRA Board Room**

- 1) Call to Order Chair Jane Kizer
- 2) Invocation
- 3) *Approval of August 25, 2026 Board Minutes (Pages 5 – 8)
- 4) *Approval of the Fiscal Year 2026 Audit Report (*Presentation*)
- 5) *Approval of New Construction Change Order (Page 9)
- 6) Administration Committee (Pages 10 – 13)
 - a) *Approval of Fiscal Year 2027 Consolidated Budget
 - b) Financial Highlights – KPI (Page 14)
- 7) Operations Committee (Pages 15 – 18)
 - a) *Approval of Public Works Change Order
 - b) *Approval of Amendment to the Operations Program Guidelines
 - c) *Approval of Lease-Purchase Profile
- 8) Other Business
 - a) Executive Director Updates
- 9) 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.
- 10) Adjournment



Minutes
Greenville County Redevelopment Authority
Regular Session
Tuesday, August 25, 2026

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

Board Members Absent: DeAndra “DJ” Wilson

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

Guest Present: Russell Dodds, prospective board applicant
Jared Slack, prospective board applicant

1. **Opening and Roll Call.** The meeting was called to order by the Chair at 12:30 p.m. She introduced Mr. Jared Slack, and welcomed returning guest, Mr. Rusty Dodds, both of whom may seek appointment to the board.
2. **Invocation.** The invocation was offered by Mr. Schweikardt.
3. **Approval of the July 28, 2026 Board Minutes.** On a motion by Ms. Weir, seconded by Mr. Coleman, the Board unanimously approved the minutes of the July 28, 2026 Board meeting as presented.

4. **Approval of Payoff of Countybank E. Fairview Loan.** Ms. Proner referenced the memorandum in the packet and stated that the balloon payment is due August 30th, three sales contracts have now been executed, and staff does not find it prudent to spend nearly \$18,000 to renew the loan. Therefore, staff are proposing the temporary use of unrestricted funding to pay off the note, and as the three loan closings occur, we will repay ourselves. Ms. Ernul asked if the sales contracts are approved; Mr. Smith responded that they are fully executed and that the buyers are already scheduling with GCRA's attorney to close in September. Mr. Schweikardt asked if this will yield full occupancy; Mr. Smith responded that these sales will clear the bank loan, with five more townhomes still to sell afterwards. Mr. Hammond asked if the proceeds of the other five sales will go to unrestricted funds; Ms. Proner responded that the funds will return to the GCRA sources we used originally.

On a motion by Ms. Weir, seconded by Mr. Hammond, the Board unanimously approved the temporary use of \$450,000 in GCRA unrestricted funds to retire the Countybank loan for the E. Fairview project, as presented.

5. **Administration Committee.** There were no approval items presented at the committee meeting.

- a. **Financial Highlights/KPI.** Ms. Proner presented the Financial Highlights for the month of June, noting that a comparison between full fiscal years can now be seen. Cash is healthy, and not all is directly expendable, as unrestricted is not all currently allocated to specific projects; the rest of Program Income and Affordable Housing Funds are allocated. Discussion ensued about the misunderstanding that can occur due to the cash held by GCRA and that it is important to help the public understand that we receive funding from multiple sources and that it is allocated to projects which in many cases are multi-year. It is also helpful to remember that we receive federal funding on a reimbursement basis and must spend funds before receiving more. Further discussion ensued regarding reporting options.

The rental portfolio ended the year at a positive balance of \$51,593. The LGIP interest rate has been holding steady at its current rate.

Ms. Proner shared that the auditors have completed their week of audit work at GCRA, and she found the process to be easy and positive. The auditors are waiting for the state's pension calculations so they can include the portion that will apply to GCRA before they can finalize our audit report.

6. **Operations Committee.** There were no approval items presented at the committee meeting. Mr. Doser praised the new "snapshot" style reporting that Mr. Chesney had presented from the Operations department.

7. Other Business – Executive Director Updates.

- a. Partner Projects.** Mr. Smith stated that annexation and rezoning applications for the United Ministries project should be submitted to the City of Greenville soon, likely in September. The ground lease has been executed and recorded. United Ministries staff have already raised \$3 million towards their goal of \$6-8 million for the project.

Staff are preparing requests for proposals for Projects Ball Field and Drive-In so that participation from the developer community can be solicited.

- b. Marketing.** Mr. Smith stated that there has been a great deal more interest in the Fairview townhomes since lowering the prices to a more appropriate level. A contract for the E. Bramlett single-family home may be received soon, with the possibility of in-house financing.
- c. Washington, DC Trip.** Mr. Smith stated that the itinerary for the trip is being finalized; HUD Secretary, Scott Turner, and Secretary of Transportation, Sean Duffy, are still on the speaker list.
- d. Greer City Council Meeting.** Mr. Smith noted that he will be attending the Greer City Council meeting this evening for the presentation of a resolution regarding a change in funding amounts shown for Greer in GCRA's Annual Action Plan. Greer is an entitlement community and could choose in future to manage their own federal funds. Historically, management by GCRA is a better leverage than if Greer were to provide their own staffing to manage the funds and programs.
- e. Fountain Inn Property Update.** Mr. Smith stated that staff are preparing a request for proposal regarding the parcel that Fountain Inn owns and wishes to deed to GCRA. We want to ensure that we would not need to install a road system and other infrastructure in order to develop the property, but hope instead to be able to load lots onto the existing street, utilizing the existing stormwater system. Ms. Weir asked about the size of the parcel; Mr. Smith responded that it could yield perhaps 40 to 50 lots, also noting that we want to ensure there is no shared space or homeowners' association necessary.
- f. Other Questions.** Mr. Julian asked for a summary regarding the modular home builder. Mr. Smith responded that they were not available to bid on the Gridley vertical construction; however, they are planning to submit a proposal to build on the two Spring Street lots in Greer. Mr. Dodds asked if GCRA has done prefabricated construction before; Mr. Smith responded that we did many years ago, but so much has changed that we may be wise to try again with the modern product, especially because HUD is now interested in the use of modular home construction. Mr. Hammond asked how the time to construct compares to typical stick-built construction; Mr. Smith responded that modular is a great deal faster. Discussion ensued regarding potential challenges of modular construction, as well as particulars of the construction process and options for different sized homes.

Mr. Doolittle inquired about the significant change in balance for the Notes Payable line item on the KPI Report. Ms. Proner responded that Notes Payable include the Fairview loan, Annex renovation loan, and the loan for the Miller Place Court development. SC Housing required that we show the debt we assumed when we received the Project 43 rental properties last year, so even though there are no payments made on the subsidies that are in place, financial practices dictate that they be included nevertheless.

8. **Executive Session.** On a motion by Ms. Weir, seconded by Mr. Doser, the Board voted unanimously to enter Executive Session at 1:02 p.m. to discuss a personnel matter.

On a motion by Ms. Weir, seconded by Mr. Julian, the Board voted unanimously to exit the Executive Session. Executive Session adjourned at 1:30 p.m.

On a motion by Mr. Doser, seconded by Mr. Hammond, the Board voted unanimously to approve a four percent salary increase for the Executive Director.

9. **Adjournment.** There being no further business, on a motion by Mr. Doser, seconded by Mr. Nocella, the meeting was adjourned at 1:32 p.m.

Secretary

**Greenville County Redevelopment Authority
Board Meeting
September 22, 2026
New Construction/Change Order Profile**

Project Name: Gridley Place

Approved Cost: \$3,044,074.00

Change Order (1): \$345,373.00

New Total: \$3,389,447.00

Funding: HOME/AHF

Comments: This profile is being presented to the Board for their approval due to Change Order cost in excess of \$50,000.

At the time of bid, neither ReWa nor MetroConnects could provide the information needed to establish a firm price, including the existing pipe type and whether the main would need to be replaced before connections could be made. Including an estimate in the contractor's bid would have forced bidders to price an unknown condition, which could have increased cost unnecessarily. Although this expense was omitted from the original contract documents that were approved, it was included in the overall project budget by staff and was always anticipated as a project cost. The omission was driven by unresolved utility conditions that could not be verified during bidding, NOT by a change in the project's intended scope. Staff and the engineer of record have now verified the connection requirements and reviewed the associated costs, which are considered reasonable and consistent. Staff will apply for a portion of the tap fees paid to MetroConnects to be refunded to GCRA through their affordable housing program. Approval of this added expense is necessary to complete the utility connection and avoid delaying the project.

Summary: Utility connections labor and service fees per lot – \$ 31,395.81

Breakdown: Greenville Water - \$4,572.72
Metro – \$1,500.00
Rewa – \$4,090.00
Labor to connect to VCP (clay pipe) – \$21,233.09

Recommendation: Approve additional change order with Upland Builder Group for \$345,373.00.



Memorandum

To: GCRA Board Members

From: Joanna Reese, Administration Committee Chair

Re: Administration Committee Meeting, September 8, 2026

Date: September 8, 2026

1. **Opening and Roll Call.** The Administration Committee met on Tuesday, September 8, 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 Director; and Meg Macauley, Senior Executive Assistant & Office Manager.
2. **Invocation.** The invocation was offered by Ms. Weir.

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

3. **Approval of Fiscal Year 2027 Consolidated Budget.** Ms. Proner referenced the expanded narrative she provided in the memorandum in the packet, and explained how the Annual Action Plan funding, carry-forward appropriations from prior years, unrestricted resources, Affordable Housing Fund resources, program income, special grant funding, and other financing activities combine to create the new fiscal year's consolidated budget. The FY2027 budget incorporates substantial carryforward and beginning fund balance resources from prior years. These balances primarily represent restricted grant funds, program income, Affordable Housing Fund balances, and project-specific appropriations that remain legally committed for authorized housing and community development purposes. The inclusion of carryforward appropriations ensures continuity of multiyear projects and allows the Authority to meet contractual and regulatory requirements. Because many housing, infrastructure, and development projects span multiple fiscal years, governmental budgeting requires the reappropriation of available resources until project completion. As a result, carryforward balances represent ongoing project commitments rather than unassigned resources.

Ms. Proner reviewed the sections of the narrative and significant categories of the budget itself, and responded to several questions regarding particular line items.

On a motion by Ms. Kizer, seconded by Mr. Schweikardt, the committee unanimously approved the Fiscal Year 2027 Consolidated Budget as presented.

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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.

4. Administration Reports

- a. Subrecipient Report.** Mr. Arnaiz stated that we are waiting for our new year of funding to be made available by HUD, so there have been no changes to the subrecipient report yet. He noted that South Carolina is being divided into three areas of HUD oversight with a new Community Planning and Development (CPD) representative for GCRA expected in the next month. He also noted the last article in the packet regarding United Way reducing funding for nonprofits beginning next year; this will likely result in an increase in demand for GCRA subrecipient funding. Discussion ensued regarding the United Way and how nonprofits are struggling with their budgets and funding sources.

Mr. Arnaiz shared that Program staff are submitting the Consolidated Annual Performance and Evaluation Report (CAPER) to HUD at the end of the month. A draft of the document will be published on GCRA's website today, with a public hearing to be held next week.

5. Financial Reports

- a. Financial Highlights – KPI.** Ms. Proner provided updates, noting that there has not been much change since June; the new year of funding has not been made available yet, so expenditures are higher than revenue because we cannot yet seek reimbursement for administrative activity that has occurred. The agency is cash-healthy so she is not concerned, but we will likely limit any new large contracts or activities until we have confirmation of funding availability.

Mr. Arnaiz added that staff from all three departments recently worked together to submit a grant application for the Older Adults Home Modification Program; we are seeking \$3 million from HUD to modify seniors' homes to assist with aging-in-place. Grant award notifications will be made in November.

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

6. Other Business – Executive Director Updates.

- a. Audit Status.** Mr. Smith asked Ms. Proner to share an audit status update. Ms. Proner noted that the auditors are still awaiting the state’s pension figures before our report can be finalized. The County always requests our audit by the middle of September, but they are waiting for their own pension figures as well. Mr. Smith praised staff for their diligent efforts, noting that we have done all within our power.
- b. State Housing.** Mr. Smith noted that two staff members attended a training with State Housing last week; we may decide to apply for a new program soon. We have been encouraged lately by changes at State Housing; Mr. Jack Suber has been updating some programs recently in an attempt to get more funding moving into the community.
- c. Washington, DC Trip.** Mr. Smith stated that the trip organized by the Greenville Chamber of Commerce will include about 30 people from the Greenville area including City of Greenville representatives and some from the private sector. In addition to an audience with the HUD Secretary and Transportation Secretary, it will be an opportunity to meet with staff members with whom we have always worked well.
- d. Partner Projects.** Mr. Smith stated that paperwork for annexation and rezoning of the United Ministries project has been completed and is going through the process with the City of Greenville; he has spoken with several representatives and believes there is excellent support for the project.

Staff are working on the request for proposals for Project Drive-In. A parcel behind the Waffle House, adjacent to GCRA’s parcel is on the market; staff will discuss the possibility of making an offer to purchase the property if it may contribute to the success of Project Drive-In.
- e. Marketing.** Mr. Smith stated that three contracts have been executed and earnest money has been received for sales at Fairview that are expected to close this month. A fourth application is under review. Five townhomes remain to be sold after the three currently under contract. The Countybank loan was paid in full, and the three sales will allow GCRA to repay ourselves.
- f. Brownfields Assessment Grant.** Mr. Smith stated that a portion of our remaining Brownfields grant for Phase I and II environmental testing has been committed for several properties. Mr. Arnaiz added that several sites are under review, and our EPA representative is looking at a few more.

- g. Annexation of Poe Mill Property.** Mr. Smith noted an article that was just published regarding Contour Development requesting annexation of the former Poe Mill site into the City of Greenville.
 - h. Board Reappointment Interviews – County Council.** Ms. Macauley noted that board members who applied for reappointment should carefully watch their email for further communication from Julie Wallace regarding the scheduling of their interviews before County Council, which is expected to occur in October.
 - i. Operations Director Hiring Process.** Ms. Weir inquired about the status of the hiring process for an Operations Director. Mr. Smith responded that after a health event, Ms. Robertson is recuperating and working from home, and that he and she have been finalizing the job posting for Find Great People (FGP). Our FGP contact will handle the vetting process and will bring us well-qualified candidates to be interviewed. Mr. Smith noted that he understands the board placing the hiring for the position as a priority and hopes to have it completed or well underway within the next month.
- 7. Adjournment.** There being no further business and on a motion by Ms. Kizer, seconded by Ms. Weir, the meeting was adjourned at 1:09 p.m.

GCRA Financial Highlights
Month at a Glance July 26

<u>Government-Wide</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>Change from FY26 (FYTD)</u>	<u>%</u>
Cash	17,082,335	Decrease	-1%	Decrease	-1%
Total Assets	48,827,525	Decrease	-1%	Decrease	-1%
Notes Payable	4,828,934	Decrease	0%	Decrease	0%
Debt-to-income			7%		7%
Net Position	40,742,890	Decrease	0%	Decrease	0%
Net invest. in capital assets	11,858,099	Decrease	0%	Decrease	0%
Unrestricted net assets	28,884,791	Decrease	0%	Decrease	0%
<u>Governmental Funds</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>	
Revenue	290,635	Decrease	-66%	290,635	
Expenditures	324,019	Decrease	-57%	324,019	
Net change in fund balance	(33,384)	Decrease		(33,384)	
<u>Rental Portfolio</u>	<u>Month</u>	<u>Change from Prior Month</u>	<u>%</u>	<u>YTD</u>	
Net Income (loss)	16,229	Increase	512%	16,229	
<u>Local Government Invest. Pool</u>				<u>Interest</u>	
LGIP Balance:	16,668,286	% of total cash:	98%	54,957	Month
		Avg Interest rate:	3.90%	54,957	YTD

Memorandum

To: GCRA Board Members

From: David Doser, Operations Committee Chair

Re: Operations Committee Meeting, September 10, 2026

Date: September 10, 2026

- 1. Opening and Roll Call.** The Operations Committee met on Thursday, September 10, 2026, at 12:30 p.m. Committee members present were David Doser, Chair; Denise Ernul; Robert Julian; Matthew Nocella; and DeAndra “DJ” Wilson. James Hammond was absent. Staff present were Joe Smith, Executive Director; Levi Chesney, Project Manager; and Meg Macauley, Senior Executive Assistant & Office Manager.
- 2. Invocation.** The invocation was offered by Mr. Doser.

Action Items: The following items which were considered by the Operations Committee must be approved or ratified by the Board.

- 3. Approval of Public Works Project Change Order.** Mr. Chesney referenced the profile on page 15 of the packet and reviewed the original contract amount, previous change order, and new change order request, explaining that Greer officials have requested more additional work at a cost of \$54,565. Questions were asked and discussion ensued, particularly regarding frustration and confusion due to the infrastructure work not being closed out before vertical work was completed; originally, that permit was to be left open until the remainder of the townhomes were constructed, but because additional phases are on hold for an undetermined period of time, staff pushed for close-out with City of Greer officials. Mr. Chesney will have a final site walk with a City of Greer engineer on Wednesday. This change order should be the final round of additional work requested.

Mr. Chesney noted that, while the requirements from Greenville County are different than those from the City of Greer, we are including opening and closing procedures in the scope of work for site preparation at the Gridley Place project so as not to encounter a problem like this again. The site permit will be closed before the vertical construction begins. Mr. Julian asked about the effect on cost of units; Mr. Smith reminded that infrastructure, demolition, and lot costs are not passed along to buyers. He also noted the lesson learned for Fairview; we will not undertake a townhome project like this again, and would not have recommended nor been able to complete Fairview were it not for American Rescue dollars available during the pandemic.

On a motion by Mr. Nocella, seconded by Ms. Wilson, the committee unanimously approved the additional change order with Upland Builder Group for \$54,565 for the Fairview Townhomes Infrastructure Closeout as presented.

4. **Approval of Amendment to the Operations Program Guidelines.** Mr. Smith referenced the memorandum and attachment on pages 16 through 19 of the packet and stated that the Lease Purchase Homeownership Program was archived during a complete review of the Operations Program Guidelines because it had not been utilized in several years. Staff have recently identified a potential buyer who they believe would be an ideal fit for the program. Therefore, staff are requesting to reinstate the Lease Purchase program to the Guidelines. Discussion ensued regarding the purpose of the program and details of how it functions. Mr. Smith summarized that it is a viable option for applicants on the margin who can be placed into housing with extra oversight and assistance from Ms. Hallman and our partners at the Human Relations Commission.

On a motion by Ms. Ernul, seconded by Ms. Wilson, the committee unanimously approved restoration of Part Five (D): Lease Purchase Homeownership Program to the Operations Program Guidelines as presented.

5. **Approval of Lease-Purchase Program Profile.** Mr. Smith referenced the profile on page 20 of the packet and provided details about the applicant's financial situation and how a lease purchase arrangement would reduce her current monthly housing expense by almost \$400, providing a more affordable housing payment while she works towards mortgage readiness and eventual homeownership. Staff are proposing a one-year lease-purchase agreement at \$1,040 per month, subject to GCRA's standard eligibility, underwriting, property, and funding-source requirements. The home at 1306 W. Bramlett Road has been on the market for over 90 days without receiving another offer. Approving a lease-purchase arrangement would provide GCRA with a qualified occupant and reduce the risk and carrying costs associated with continued vacancy, while creating a structured opportunity for Ms. Penny to transition from renting to homeownership.

Discussion ensued regarding the client's financial picture and how this arrangement could benefit her and GCRA, the possibility of reducing the price further and waiting for other offers versus approving the offer that is before us, and possible conversion of the home to a permanent rental property. The property has already been complete and on the market for over nine months, which triggers the HUD requirement that if it is not sold, it must be converted to rental.

Ms. Ernul asked what programs will be required to ensure Ms. Penny's success. Mr. Smith responded that she is already enrolled in credit counseling and the first-time homebuyer course through the Human Relations Commission, and that she would be assisted through the process during her time as a lease-purchase client. Ms. Ernul asked what will happen if she is not ready to purchase in 18 months. Mr. Smith stated that it would still be possible to rent to Ms. Penny long-term, and that the specific property could be converted to rental at that time either way.

On a motion by Mr. Nocella, seconded by Mr. Julian, the committee unanimously approved a lease-purchase agreement for Ms. Penny, subject to GCRA program and funding requirements as presented.

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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.

6. Operations Reports

- a. **Rental Portfolio and Delinquency Snapshot.** Mr. Chesney stated that the rental houses at 108 Harris Street and 106 Lanford Street are at end-of-life and we are contemplating demolition. We would prefer to build the two planned houses on Spring Street before spending Greer's CDBG money on replacement houses. Mr. Chesney showed photos of construction underway at 106 Heatherly Drive.

The Rental Delinquency Report for August reflected a balance of \$15,025, a decrease of \$4,300 since July.

- b. **Public Works, Partners, & Repairs Snapshot.** Mr. Chesney stated that we are still pushing for CoTransCo to bid the Lola Wilson Street project so it can move forward. Our contractor is re-mobilizing at Gridley Place; excavators and backhoes are being delivered today, with the hope of site work being completed in a couple of weeks. Preconstruction meetings with County officials and the grading contractor are scheduled for next week in preparation for construction of the duplexes and single-family homes.

One project for the owner-occupied repair program has been completed in-house. Rebuild Upstate have not yet submitted any projects for the new program year. Questions were asked and discussion ensued regarding the level of repeat communication and pressure required to get some challenging clients to complete their application process so that staff and contractors can efficiently and effectively assist all applicants. Staff spoke about the difficulties due to the nature of the clients we assist; a great deal of hand-holding is often necessary, and staff carefully document the frequency and timing of communication. Ultimately, if attempts at communication with clients are not answered and applications remain incomplete, clients are informed that their status and application are on-hold.

- c. **Home Sales & Development Snapshot.** Mr. Chesney referenced the summary and stated that of the 14 original Fairview townhomes, six were sold last year, three are under contract with an additional contract about to be signed, and four remaining to be sold after that. With the next three sales, GCRA will be able to pay ourselves back for the bank loan payoff we covered with unrestricted funds.

7. Other Business – Executive Director Updates.

- a. Dr. Annie Andrews Event.** Mr. Smith stated that along with Ms. Ernul and others, he participated in a roundtable discussion and attended a tour of Avery Landing that was part of Dr. Annie Andrews’s affordability tour. Ms. Macauley will forward an article about the event to the board members.
- b. Washington, DC Trip.** Mr. Smith reminded the committee members that he will be in Washington, DC next week for the “fly-in” event organized by the Greenville Chamber of Commerce, to meet with the HUD Secretary and Transportation Secretary, among others.
- c. Partner Projects.** Mr. Smith stated that paperwork for annexation and rezoning of the United Ministries project has been completed and is going through the process with the City of Greenville; readings before City Council will likely begin at the end of the month.
- d. Operations Director Hiring Process.** Mr. Smith stated that he has been working with Ms. Robertson to complete the job posting for Operations Director; the position should be published internally and to the public this week or next.
- e. Board Reappointment Interviews – County Council.** Ms. Macauley noted that board members who applied for reappointment should carefully watch their email for further communication from Julie Wallace regarding the scheduling of their interviews before County Council, which is expected to occur in October.

8. Adjournment. There being no further business and on a motion by Ms. Ernul, seconded by Mr. Julian, the meeting was adjourned at 1:39 p.m.

The Greenville Journal – Greenville approves record-breaking annexation along Woodruff Road: City Council notes

September 14, 2026 – Megan Fitzgerald



Photo provided by the City of Greenville

Here's a recap of the Sept. 14 meeting of Greenville City Council.

Final approval: Annexation applications

City Council approved the final reading of seven annexation applications, including one for 135 acres along Woodruff Road and Interstate 385 – the largest single annexation into the city to date. Approximately 87.5 acres of real property and 47.6 acres of right-of-way will be annexed into the city limits.

The annexation area contains 19 commercial parcels, including the 60-acre Merovan Business Center, Sam's Club and other businesses. The properties will be zoned Business General District (BG), Business Heavy District (BH) and Industrial Flex District (IX).

The other annexation applications include:

- 6.28 acres on Augusta Road, Traynham Place, Cashel Place, Carson Place and Caston Lane, with the city zoning of Community 3 (RC-3), Park (PK) and Mixed-Use 3 District (MX-3)
- 1.56 acres of land at 111 A St., 924 and 926 2nd Ave., 12 Lyncrest St., 115 3rd St., 104 B St. and 23 4th St., with the city zoning of Neighborhood A District (RN-A)
- 0.66 acres of land at 200 and 202 Minus St., with the city zoning of RN-A
- 0.20 acres of land at 41 E. 5th St., with the city zoning of RN-A
- 0.16 acres of land at 101 Mason St., with the city zoning of RN-A
- 0.11 acres of land at 22 Draper St., with the city zoning of Neighborhood Flex C District (RNX-C)

The New York Times – Fed Raises Interest Rates in Push for ‘Timelier’ Retreat in Inflation – What to know about the Fed’s decision.

September 16, 2026 – Colby Smith

The Federal Reserve raised interest rates by a quarter of a percentage point on Wednesday, the first major step by Kevin M. Warsh, the central bank’s chairman, to combat elevated inflation. The decision, which was supported by all 12 members of the Federal Open Market Committee, marked the first rate rise from the Fed since July 2023.

The increase lifts the Fed’s benchmark rate — which serves as the basis for lenders to set rates for all kinds of debt — to a new range of 3.75 to 4 percent. Fed policymakers also [indicated in new forecasts](#) that there would likely be further increases in the meetings ahead.

Mr. Warsh, who was appointed earlier this year by President Trump, said the central bank had to act to tame inflation, which the central bank aims to keep at 2 percent. “The plain fact is that inflation is too high and has been for too long,” he said.

The Fed’s decision, while expected, prompted criticism from Mr. Trump, who has pressed for the central bank to lower rates. In a social media post hours after the announcement, Mr. Trump demanded that rates be cut to 1 percent or less but did not directly mention Mr. Warsh, after frequently targeting the former Fed chair, Jerome H. Powell.

Mr. Trump has long pushed for lower rates and went as far this month as [threatening to cut off a broad swath of trade](#) if the Fed did not lower rates. He returned to the matter of trade, though less explicitly, on Wednesday, insisting that the United States is “carrying” most of the nations of the world.

“If we stopped Trading with every country that we have a Deficit with, which is most of them, we would make, at least, 1.5 Trillion Dollars a year,” the president he wrote.

Mr. Warsh, in his post-announcement remarks, avoided responding to questions about Mr. Trump’s desires. “I’ve got nothing for you,” he said.

According to the latest “dot plot,” which tracks what officials think will happen to borrowing costs over the coming years, the vast majority of policymakers who submitted projections expect at least one more quarter-point increase by the end of the year. Four officials thought rates would need to rise half a percentage point from here this year.

Here’s what else to know:

- **Economic conditions:** Mr. Trump’s war with Iran, which sparked a surge in energy prices, upended the outlook for inflation and forced a rethink among officials at the central bank about their policy settings. In the months since then, growth has held up well, the unemployment rate has stayed low and consumers have continued to spend, suggesting that rates are not inflicting that much restraint on the economy and in turn, inflation. Financial markets have also undergone a [rapid reset](#), with yields on longer dated U.S. government bonds now trading at multiyear highs.
- **Inflation expectations:** Most officials see inflation, as measured by the Personal Consumption Expenditures price index, ending the year at 3.7 percent, slightly higher than officials thought just three months ago. They also revised up their estimates for “core” inflation, which strips out volatile food and energy items, to 3.4 percent.
- **A positive outlook:** Policymakers also remained upbeat about the trajectory for growth and the labor market, projecting that the economy would expand 2.3 percent in 2026 and 2.4 percent in 2027. They see the unemployment rate slightly lower at 4.1 percent compared to three months ago, in line with today’s level.