



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