



Minutes
Greenville County Redevelopment Authority
Regular Session
Tuesday, September 22, 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 Director
Julie Hallman, Senior Property Supervisor
Meg Macauley, Senior Executive Assistant & Office Manager

Guests Present: Russell Dodds, prospective board applicant
Ken Martin – Martin, Smith, & Co.

1. **Opening and Roll Call.** The meeting was called to order by the Chair at 12:30 p.m.
2. **Invocation.** The invocation was offered by Ms. Ernul.
3. **Approval of the August 25, 2026 Board Minutes.** On a motion by Mr. Doser, seconded by Ms. Weir, the Board unanimously approved the minutes of the August 25, 2026 Board meeting as presented.
4. **Approval of Fiscal Year 2026 Audit Report.** Ms. Proner introduced Mr. Ken Martin of Martin, Smith, & Company who then presented the Fiscal Year 2026 Audit Report. Mr. Martin stated that his firm conducted an audit following general and government standards, gathering enough evidence so as to provide an opinion of GCRA’s financial statements. GCRA’s internal control system is a positive one with detailed tests; no instances were found where controls

were not followed. Myriad transactions flow through GCRA, but our accounting is straightforward, so the auditing is straightforward. Based on all testing and evidence gathered, the firm provided an unmodified opinion, which is the best assessment that can be given. Mr. Martin noted that he met with the Audit Committee just before the board meeting, giving more details about his firm's process, interim work, etc. and answered their questions.

Mr. Martin added that the organization had a strong financial year, with revenues down to just over \$11 million. Significant funding was received from the City of Greenville in the last couple of years; it was significant this past year but less than in previous years. He noted that GCRA had exercised careful cost controls, and that looking at the past several years, he sees that we have a history of living well within our means.

On a motion by Ms. Weir, seconded by Mr. Schweikardt, the Board unanimously approved the Fiscal Year 2026 Audit Report as presented.

5. **Approval of New Construction Change Order.** Mr. Smith referenced the memorandum on page 9 of the packet and stated that, under advisement by GCRA's engineers, staff intentionally omitted water tap fees from the original bids for Gridley Place construction; this expense was included in the overall project budget and was always anticipated as a project cost. The pricing has been analyzed and is in range of what we would have paid if we had included it originally. The change order timing is to allow work to continue, as contracts for vertical construction are already in place and site work is underway. Mr. Smith noted that GCRA will be reimbursed for a portion of the costs from ReWa; staff can apply for reimbursement after work is complete.

On a motion by Ms. Reese, seconded by Mr. Nocella, the Board unanimously approved the change order of \$345,373 for Upland Builder Group for the completion of utility connections for all 11 homeownership and rental units at Gridley Place.

6. **Administration Committee.**

- a. **Approval of Fiscal Year 2027 Consolidated Budget.** At their September meeting, the Administration Committee approved the 2026 Consolidated Budget as it was presented. Ms. Proner explained how the current year's Annual Action Plan funding and carry-forward appropriations from previous years combine to create the new fiscal year's consolidated budget, which for fiscal year 2027 is \$29,571,247. She stated that in committee, she reviewed the largest activities, including New Construction and Housing, Special Projects, Administration, Infrastructure, and Developer/Housing Partners. She noted the addition of the New Construction and Housing line item which helps to better express the nuances of all activities that contribute to housing.

On a motion by Ms. Weir, the Board unanimously approved the Consolidated Budget as presented.

Ms. Proner provided explanation about the timing for various elements of reporting and approvals. The Annual Action Plan was developed in conjunction with the Program Department in March and approved by the board in the spring. When the fiscal year is closed out at the end of June, the carry-forward budget is finalized by the Finance Department. Then the final consolidated budget is brought to the board in September after the auditors have completed their review.

- b. **Financial Highlights/KPI.** Ms. Proner presented the Financial Highlights for the month of July, noting that we continued to have expenditures and activity during the month, and that our HUD funding allocation had just been received, so staff can now resume requesting reimbursement drawdowns. Ms. Kizer inquired as to the color-coding criteria for the report. Ms. Proner responded that green is not necessarily indicative of positive versus negative numbers, but that the colors draw attention to areas of concern or normal parameters and activity.

7. **Operations Committee.**

- a. **Approval of Public Works Change Order.** Mr. Doser stated that the City of Greer requested additional items beyond those which were previously approved, and are requiring the changes in order to close out the site permit.

On a motion by Ms. Reese, the Board unanimously approved the public works change order of \$54,565 for the Fairview Townhomes infrastructure project as presented.

- b. **Approval of Amendment to the Operations Program Guidelines.** Mr. Doser provided history regarding lease purchase agreements that were provided to prospective home buyers in the past and how the program was archived years ago when staff determined that it was no longer needed. However, staff have requested to now reinstate the program as it can assist clients once again.

On a motion by Mr. Schweikardt, the Board unanimously approved reinstatement of the Lease Purchase Program into the Operations Program Guidelines.

- c. **Approval of Lease Purchase Profile.** Mr. Doser explained that there is a candidate for the program who is close to being able to qualify for bank financing to purchase a home but needs a bit more time for complete financial readiness. The proposed lease purchase arrangement will give the applicant one year with a potential six-month extension if needed, during which time she will participate in credit counseling and a homeownership course. Her rent payment will be reduced by \$400 per month, which can then be used to pay off other debts and increase her credit score, which should allow her to then qualify for a bank mortgage.

On a motion by Mr. Julian, the Board unanimously approved the lease purchase profile as presented.

8. Other Business – Executive Director Updates.

- a. Washington, DC Trip Takeaways.** Mr. Smith stated that he was pleased with the trip, having been very impressed by the Chamber of Commerce's efforts and noting that a great deal of work in Washington of course takes place behind the scenes. Unfortunately, HUD Secretary Scott Turner, and Secretary of Transportation Sean Duffy were unavailable, so sessions were held by undersecretaries who assist with forming policies. Mr. Smith believes that our federal funding is safe. He spoke about an after-hours tour of the Rotunda, Statuary Hall, and House Chamber that was fascinating and moving from a history perspective. Mr. Smith noted an excellent presentation by the U.S. Chamber of Commerce regarding national demographics, immigration changes and how this affects our GDP, and projections for the future; he has requested a copy of the presentation slides and will forward this to the board upon receipt. Most of the attendees were associated with housing in some way: architects, home builders, and leaders of housing agencies; there was ample opportunity for conversation regarding local projects, successes, and concerns.
- b. Partner Projects.** Mr. Smith stated that he will be taking Councilwoman Flemming on a site visit to provide details about United Ministries' plans for the Project Railroad property. He will meet with Councilwoman Belge on Thursday and ultimately plans to meet with each member of Greenville City Council as well as Mayor White to ensure they all have thorough knowledge of the proposed project before Council reviews the annexation and rezoning applications.
- c. Operations Director Hiring Update.** Mr. Smith stated that the job posting is live online and will be open for several weeks, with interviews to be held likely in November, and with the hope of making an offer and hiring a successful candidate by December.
- d. Marketing/Sales.** Mr. Smith stated that there are four Fairview townhomes under contract, two of which should close this month and two more of which should close in October. Mortgage Loan Fund (MLF) financing is available for up to two buyers if that is necessary to sell the remaining units.
- e. Other Questions.** Mr. Julian asked if there is an update regarding investment rentals. Mr. Smith responded that there have been conversations recently regarding State Housing making their programs easier and about the hope that more LIHTC applications will be approved in the Upstate. Mr. Smith noted that we need local, state, and federal dollars to make a dent in the need for affordable housing.

- 9. Adjournment.** There being no further business, on a motion by Ms. Weir, seconded by Mr. Doser, the meeting was adjourned at 1:19 p.m.



Secretary