

**CITY OF WESTMINSTER BID OPENING  
TABLUTAION SHEET**

**Project Title: 115 Riley Street- Purchase and Develop**

**Date: 05/03/2024**

**Procurement Manager (Title): Reagan Osbon (Assistant to the City Administrator)**

**Contact: (864)647-3212; rosbon@westminstersc.org**

| Proposer  | Received on time? | To Form? | Offer Price |
|---|-------------------|----------|-------------|
| Rory Jones<br>Jenior Investment<br>280 Norris Dr<br>Waltham, SC 29691 | Yes               | Yes      | \$25,000    |
| Jonathan Terry Jr   | Yes               | No       | \$7,000     |
| Josh Thomas<br>Thomas J Cerain<br>Reno, NV                            | Yes               | No       | \$10,000    |
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Signature: Reagan Osbon

Date: 05/03/24



Together We Grow

CITY OF WESTMINSTER BID OPENING  
SIGN-IN SHEET

Project Title: 115 Riley Street- Purchase and Develop

Date: 05/03/2024

Procurement Manager (Title): Reagan Osbon (Assistant to the City Administrator)

Contact: (864)647-3212; rosbon@westminstersc.org

| Name         | Company/Firm        | Title      | Email                    |
|--------------|---------------------|------------|--------------------------|
| Keri Bon     | City of Westminster | City Admin | kbon@westminstersc.org   |
| Reagan Osbon | ↓                   | As. to ↑   | rosbon@westminstersc.org |
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## **SUBMITTAL REQUIREMENTS**

Responses must be received by **Friday, May 3 at 2:00pm**. The City is not responsible for delays due to postal or clerical errors. It is solely the responsibility of the bidder to ensure the package is received by the city. Anyone submitting responses to this RFP shall include the following:

1. **Letter of Interest** – Include a letter stating the proposer’s interest in the project, including a purchase offer for the property and an identified use. Purchase offers should include the land price, the assumptions made to justify the price, and the time needed for closing. The purchase offer price is non-negotiable. Limit 1 page.
2. **Project Summary and Timeframe** –
  - (a) Provide a written description of the proposed development. Additional graphics, such as initial site plans, may be included as visual aids.
  - (b) Description in sufficient detail of the concept of the ideal development for the site.
  - (c) Overall scope of the project.
  - (d) Timeframe within which the proposed project would be started and completed. The timeframe should demonstrate the developer’s readiness and ability to proceed on the project with time schedules reasonably described.
  - (e) The estimated increase in property value.
  - (f) Anticipated project budget (including estimates of each major component).
  - (g) Other relevant information.
3. **Qualifications and Experience** – Provide a list of developers involved in the project and an overview of their experience, including a list of previously completed projects comparable in size and scope. Limit 1 page.
4. **Financial Responsibility** - Demonstrate the capacity of the developer to finance the purchase and development of property.
5. **Bid Tabulation Form** – Found in Appendix 1. Provide the data of the project on a single page for easy review. This is required in addition to the above requirements.

By bidding on this property, the proposer agrees to the terms described in this document. Questions shall be addressed to, and the Proposal shall be signed and submitted in person or by mail to:

**Reagan Osbon**  
*Assistant to the City Administrator*  
City of Westminster  
100 East Windsor St  
mailto: PO Box 399  
Westminster, SC 29693  
Phone (864) 647-3212  
Email: [rosbon@westminstersc.org](mailto:rosbon@westminstersc.org)

**Bidder #1:**

**Rory Jones, Jonnor Investments**

## Reagan Osbon

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**From:** Rory Jones <rjones314@hotmail.com>  
**Sent:** Friday, May 3, 2024 1:59 PM  
**To:** Reagan Osbon  
**Cc:** Rory Jones  
**Subject:** 115 Riley street

Reagan,

Rory Jones with Jonnor Investments, I would like to change my original bid of 15,000\$ to 25,000\$.

This project would likely take up to 24 months or so depending on the economy and sellers market conditions.

I estimate that the end value of the project would be around 600,000\$ ish. I would like to see the property rezoned and allowed smaller houses that the neighborhood would support.

Please accept my change request and note the time is 1400 on 5/3/24.

Thank you and have a blessed day!

Rory Jones



Administrator Bronson, Mayor, and City Council,

Please except this letter of interest for Jonnor Investments regarding the property of 1.34 Acres located at 115 Riley Street, Tax Map# 530-21-06-015. Jonnor Investments would like to make an offer of \$15,000.00 for the property Based on your Appraisal completed in 2003 by John R Wilson. We could close the sale as soon as the tile search and paperwork were completed by Absolute Law Firm (Attorney Scott Allmon) located in Seneca SC.

We would like to purchase the property to Develop it for affordable residential Homes inside the city Limits of Westminster. The property is currently Zoned R15 which would allow for three houses or so, but we would like to Purchase this property with the intent of the City rezoning it to R6 which would allow for five houses or so. This would allow the houses to be smaller, less build cost, which equals cheaper to buy. It is also a concern that if the location is not rezoned to R6, IT will not support the sale price of the larger house build.

Thank you for your time and consideration!

Jonnor Investments

Rory Jones

04/23/2024

Jonnor Investments  
280 Norris Drive  
Walhalla, SC 29691  
864-482-1889



Administrator Bronson, Mayor, and City Council,

Jonnor Investments is owned as a partnership between Rory Jones (Contractor), and Ronnis Norris (Residential Builder). I have Personally Flipped and Rehabbed several Houses in the city Limits over the past few years, and currently operating a flourishing Construction Business. Ronnie has been a Residential Builder for the past 25 years building a lot of homes in Oconee and Pickens County. We have built two new houses together in the city of Seneca off of N. Hampton and are currently building a 3400 sq' home in the city of Seneca located in the Thriftwood Subdivision. Jonnor Investments would be able to Finance and complete these projects out of pocket with no institutional assistance.

We would like to buy this property with the intention of the city rezoning to R6 which would allow for up to 5-6 Homes facing each other with a center drive between them, coming off of Riley Street. We could start this project after completing the house in Seneca, we would like to carry the build's out over a couple of years, as long as the Economy would support the continuous progression. This Development would increase Margins for the City by bringing in more utilities, and Tax revenue. The City has a lot of tax's lost by exempt citizens, the new homes would prompt new residents to move in and or new non exempt citizens to purchase their first new and affordable Home.

Jonnor Investments would like to create a positive continuation to the existing neighborhood which hold families, and long time neighbors. We do not intend to disrupt the existing flowers but simply be a new one in the same planter. It is evident that the neighbors have done their part to beautify this area, please allow us to finish what they have started by cleaning up this lot and allowing many families to grow their children at the corner of Highland Ave & Riley Street.

The exact size, and or floor plan has not put chosen but our sincere intentions are to build suitable to the area and promote growth for the City of Westminster.

Thank you for your time and consideration!

Jonnor Investments

Rory Jones

04/23/2024

Jonnor Investments  
280 Norris Drive  
Walhalla, SC 29691  
864-482-1889

1) Bid Tabulation Form

|  |                       |
|--|-----------------------|
| Proposer Name                                  | Rory Jones            |
| Offer Price                                    | \$25,000              |
| Expected Budget                                |                       |
| Expected Timeline (Month expected to be ready) | up to 24 months       |
| Property Value After Project Completion        | \$600,000             |
| Number of New Residential Units                | 3-4                   |
| Signature:                                     | Date:                 |
| <hr/>  | 05/03/24              |
| Office Use Only at Bid Opening:                |                       |
| Received by:                                   | To Form and In Order: |

old  
over  
phone to  
RO



**Bidder #2:**

**Jonathan Terry**

APRIL 30, 2024

RE: Purchase of Property

To whom it may concern:

I have been admiring some property in your town located at Riley Street, Westminster SC. I am interested in purchasing the property for the amount of SEVEN THOUSAND DOLLARS.

I noticed how the surrounding area in the community is making so many improvements such as additions of newer homes, stores, restaurants, and other commercial businesses.

I am currently making amendments to the community also.

My hope is that you would consider selling this property to me as to include it in with the other valuable properties in the area that will make the town of Westminster more appealing to newcomers.

If you are interested in selling me this property please contact me at  
(864) 784-8811

Sincerely,

Jonathan Terry Jr.

**Bidder #3:**

**Josh Thomas and Amber Crain, Thomas and Crain  
Real Estate**



5/3/2024

Kevin Bronson  
City Administrator  
City of Westminster, SC  
Westminster, SC 29693

To the Westminster City Council and Mayor,

We are interested in purchasing the 115 Riley St lot owned by the city of Westminster for **\$10,000.00** (Ten Thousand Dollars). Included in this sealed envelope are a few of our accomplishments and improvements to the city of Westminster. We took an eyesore property on 1701 E Main St and completely changed the Seneca-side entrance of the city. We were one of the first ones to persuade a builder, Randy Moore, to take advantage of the free water & sewer taps to build new construction inside city limits when no one was building new construction homes (209 Dickson St). We have since built two new construction homes ourselves (118 Leathers St and 450 Lucky St) and sold numerous listings inside city limits. In 2018, we even had a listing selected and featured in *Country Living Magazine*. We have been a faithful proponent for the city of Westminster and we are not done yet.

Our interest in this lot is to build and sell three 600-1000 sqft prototype homes in order to project costs and sales for a small home development on a 3 acre lot we own inside the city limits (E. Abby St). These structures will be handicap accessible, architecturally appealing, cottage / craftsman- style homes that will improve the appearance of Riley Street. They will be a perfect starter home or a final home and priced at an affordable price point with several bells and whistles included. Our plans for Riley St will continue the good work Westminster City Codes is doing to clean up that part of town. Our record speaks for itself.

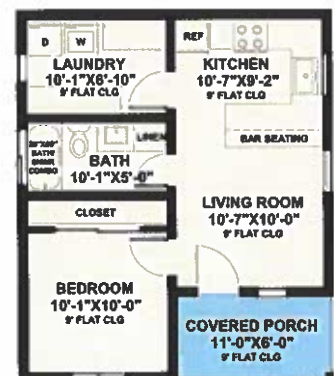
We will be glad to meet in person before the council if necessary. Thank you for your serious consideration.

Sincerely,

Josh Thomas & Amber Crain

## Proposed House Plans for Riley Street, Westminster

Three homes to be built.  
Approximately 900 square feet of living space.  
Estimated sale price of \$199,900 per home.



Proposed House Plan #1

## Proposed House Plans for Riley Street, Westminster

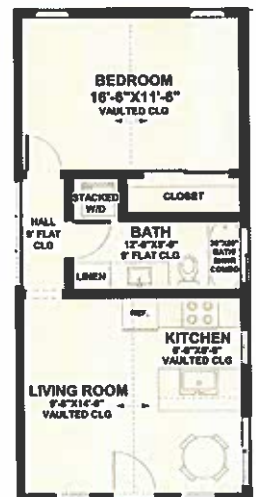
Three homes to be built.  
Approximately 900 square feet of living space.  
Estimated sale price of \$199,900 per home.



FRONT ELEVATION



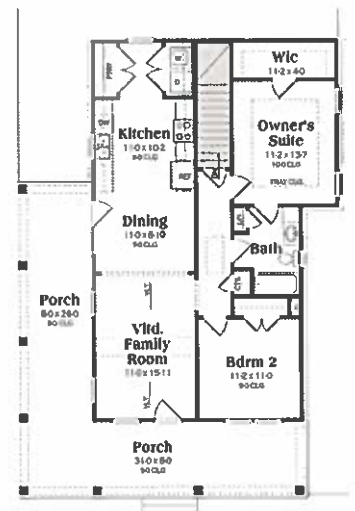
REAR ELEVATION



Proposed House Plan #2

## Proposed House Plans for Riley Street, Westminster

Three homes to be built.  
Approximately 900 square feet of living space.  
Estimated sale price of \$199,900 per home.



Proposed House Plan #3

## **New Construction Projects Previously Completed in the City of Westminster**



**450 Lucky Street  
New Construction Completed in 2024**



**118 Leathers Street  
New Construction Completed in 2023**



**209 Dickson Street  
New Construction assisted with in 2020**



## Projects Previously Completed in the City of Westminster



209 Mountain View Street

We had a listing in Westminster featured in Country Living Magazine in 2020.



Before & After Photos of Home Renovation at 1701 E Main Street

Completed in 2018

