



**REQUEST FOR PROPOSALS
FOR THE PURCHASE OF PROPERTY OWNED BY THE
CITY OF WESTMINSTER**

Publication Date: May 19, 2026

**Proposals Due by June 3, 2026 at 2:00pm at
Westminster City Hall**

INTRODUCTION

The City of Westminster (“City”) invites those interested (“Bidders”) to respond to this Request for Proposals (“RFP”) for the purchase of the “No Name Street.” The property for this RFP is located in between 400 E. Main Street, Westminster SC (Tax ID 530-16-13-001) and 500 E. Main Street, Westminster, SC (Tax ID 530-16-14-001). It does not have a parcel ID.

BACKGROUND

In February 2026, the City of Westminster accepted ownership of the property through a Quit Claim Deed from the South Carolina Department of Transportation. This property is a former road segment which was named “No Name Street.” It has not been used for traffic and has been closed with a barricade for many years.

The City of Westminster has not completed an environmental assessment of the site and makes no warranties regarding the environmental condition of the property. The responsibility of determining site readiness for the Bidder’s intended use lies solely with the Bidder. All documents relevant to this RFP have been attached in the Exhibits.

The Property has not been surveyed by the City. The property is identified on SCDOT documents as being 40 feet wide and 0.050 miles long. Bidders assume the risk and responsibility of verifying the information. The Exhibits incorporated in this RFP identify all of the known information the City has regarding the property, any additional information a bidder may seek is the responsibility of the bidder.

SELECTION

It is anticipated that City Council will consider proposals at its June 9, 2026 City Council Meeting. Proposals for the purchase and development of this property may be evaluated by but not limited to the following criteria:

- The degree to which the sale of the property may potentially stimulate other desirable economic development and/or redevelopment activity.
- The compatibility of the location of the property with the Bidder’s intended use of the property.
- The beneficial economic impact/track record of a Bidder’s experience with the City.
- Other categories as identified by City Council.

GENERAL TERMS AND CONDITIONS

Rights Reserved by City

The City reserves the right to amend its evaluation criteria. The City, in its sole discretion, shall determine appropriateness of proposals. The City reserves the right to reject any or all Bids; to waive any informality or irregularity not affected by law; to evaluate, in its absolute discretion, the qualifications submitted. Bid proposals should be complete as submitted.

Bidders shall submit contact information on business or personal letterhead, with the dollar amount offered as well as a description of bidders intended use of the property.

SUBMITTAL REQUIREMENTS

Responses must be received by **Wednesday, June 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 Bid is received by the City. Anyone submitting responses to this RFP shall include the following:

1. **Offer price** – Include the dollar amount offered to purchase the property.
2. **Intended Use** – Include a statement of the intended use of the property.
3. **Bidders Signature with a Statement acknowledging all requirements of this RFP.**
4. The Bid shall be submitted in a sealed envelope marked “**Bid for No Name Street Purchase 2026.**”
5. Submit sealed Bid proposal to **100 E. Windsor Street, Westminster, SC 29693.**

By bidding on this property, the Bidder agrees to the terms described in this document. Questions shall be addressed to the attention of:

Kevin Bronson
City Administrator
City of Westminster
100 East Windsor St
Westminster, SC 29693
Phone (864) 647-3200

Exhibits

- A. Quitclaim Deed
- B. Photos of No Name Street
- C. Transfer Letter from SCDOT
- D. Utilities location identification

\$15.00
City of Westminster
P.O. Box 344
Westminster, SC 29163
010703

BK 3344 PG 277-283

-----SPACE ABOVE RESERVED FOR RECORDING PURPOSES-----

STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE) QUITCLAIM DEED

WHEREAS, pursuant to Section 57-5-340, Code of Laws of South Carolina, 1976, as amended, the South Carolina Department of Transportation has authority to dispose of the premises here in below described, which premises are no longer required for purposes of the South Carolina Department of Transportation; Now Therefore,

KNOW ALL MEN BY THESE PRESENTS, that the South Carolina Department of Transportation ("Grantor"), for and in consideration of the sum of **Five and no/100 Dollars (\$5.00)** to it in hand paid, receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the **City of Westminster** ("Grantee"), all its right, title, interest in or to the following described property:

All those certain pieces, parcels, or tracts of land, situate, lying, and being in Oconee County, State of South Carolina, containing a total of approximately 0.37 of a mile of road right of way, and all improvements thereon, as shown on Exhibits A, B and C attached hereto and made a part hereof, and being further described as follows:

**Parcel A
Road S-367 (No Name Road) (f/k/a Short Street)**

Approximately 0.050 of a mile of road right of way, and all improvements thereon, extending in a Northeasterly direction along the present 40-foot right of way line of Road S-367 (No Name Road) (f/k/a Short Street), 20-feet on either side of the centerline, from Road S-368 (Green Street) to US Route 76 (E. Main Street). Said right of way being shown on the South Carolina Department of Transportation Plans for Road S-367, File 37.692, sheet 4, and being shown on Exhibit A attached hereto and made a part hereof.

The Department acquired right of way for Road S-367 (No Name Road) (f/k/a Short Street) under File Number 37.449 by Letter of Dedication from the City of Westminster dated June 13, 1963, and being filed in the South Carolina Department of Transportation Deed Vault in Columbia, South Carolina.

**Parcel B
Road S-368 (Green Street)**

~~Approximately 0.29 of a mile of road right of way, and all improvements thereon, extending in a Southeasterly direction along the present 40-foot right of way line of Road S-368 (Green Street), 20-feet on either side of the centerline, from Road S-367 (No Name Road) (f/k/a Short Street) to Road S-585 (Jackson Street). Said right of way being shown on the South Carolina Department of Transportation Plans for Road S-368, File 37.692 sheet 4 and File 37.581 sheet 24 and being shown on Exhibits A & B attached hereto and made a part hereof. Less and excepting right of way for Road S-277 (Spring Street).~~

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS
2026 FEB 27 AM 8:52

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAPS & SUBDIVISION PARCELS
ON OCONEE COUNTY TAX MAPS
13
OCONEE COUNTY ASSESSOR

OCONEE COUNTY
STATE TAX _____
COUNTY TAX _____
EXEMPT

The Department acquired right of way for Road S-368 (Green Street) under File Number 37.449 by Letter of Dedication from the City of Westminster dated June 13, 1963, and under File Number 37.581 by Letter of Dedication from the City of Westminster dated July 15, 1975, and being filed in the South Carolina Department of Transportation Deed Vault in Columbia, South Carolina.

Parcel C

Road S-580 (S. Broad Street)

Approximately 0.100 of a mile of road right of way, and all improvements thereon, extending in a Southwesterly direction along the present 50-foot right of way line of Road S-580 (S. Broad Street), 25-feet on either side of the centerline, from Road S-368 (Green Street) to dead end. Said right of way being shown on the South Carolina Department of Transportation Plans for Road S-580, File 37.549 sheet 6 and being shown in Exhibit C attached hereto and made a part hereof.

The Department acquired right of way for Road S-580 (S. Broad Street) under File Number 37.549 by Letter of Dedication from the City of Westminster dated August 15, 1972, and being filed in the South Carolina Department of Transportation Deed Vault in Columbia, South Carolina.

These portions of Road S-368 (Green Street), S-367 (No Name Road) (f/k/a Short Street) and S-580 (S. Broad Street) were removed from the SC State Highway System by approval of the Highway Commission on December 4, 2025.

Grantee's Address: Post Office Box 399
Westminster, South Carolina 29693

This conveyance is being made subject to any and all existing public utility rights of user, reservations, easements, rights of way, control of access, zoning ordinances and restrictions or protective covenants that may appear on record or on the premises for the benefit of parties other than Grantor.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned the **City of Westminster**, its heirs, successors and assigns, forever.

WITNESS the hand and seal of the South Carolina Department of Transportation this 11th day of February, in the year of our Lord Two Thousand Twenty Six.

Signed, sealed and delivered
in the presence of

[Redacted Signature]

[Redacted Signature]

**SOUTH CAROLINA DEPARTMENT OF
TRANSPORTATION**

By [Redacted Signature] (L.S.)
Justin P. Powell, Secretary of Transportation

By [Redacted Signature] (L.S.)
Karl M. McCottry, Deputy Secretary for
Finance and Administration

THE STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

ACKNOWLEDGEMENT

Personally appeared before me the above named officers on behalf of South Carolina Department of Transportation and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 11th day of February, 2026.



Notary Signature



Printed Name of Notary

NOTARY PUBLIC FOR THE STATE OF
SOUTH CAROLINA

My Commission Expires: 11/23/36
(Affix Seal if outside SC)

January 2017

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

AFFIDAVIT FOR EXEMPT TRANSFER

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS
2026 FEB 27 AM 8:52

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at Roads S-367 (No Name Street), S-368 (Green Street) and S-580 (S. Broad Street), bearing Oconee County Tax Map Number TBD, was transferred by South Carolina Department of Transportation to the City of Westminster on February 11, 2026.

3. The deed is exempt from the deed recording fee because (See Instructions section of affidavit): #1, value less than \$100

If exempt under Exemption #14 as described as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes or No

4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction the Property Manager for SCDOT (Grantor)
5. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisonment not more than one year, or both.

[Redacted Signature]
Responsible Person Connected with the Transaction
Jean C. Barnes, the Property Manager for SCDOT (Grantor)
Print or Type Name Here

SWORN to before me this 11th day of February, 2026

[Redacted Signature]
Notary Public for South Carolina

Amy B. Giammona
Printed Name of Notary
My Commission Expires: 2/26/2030

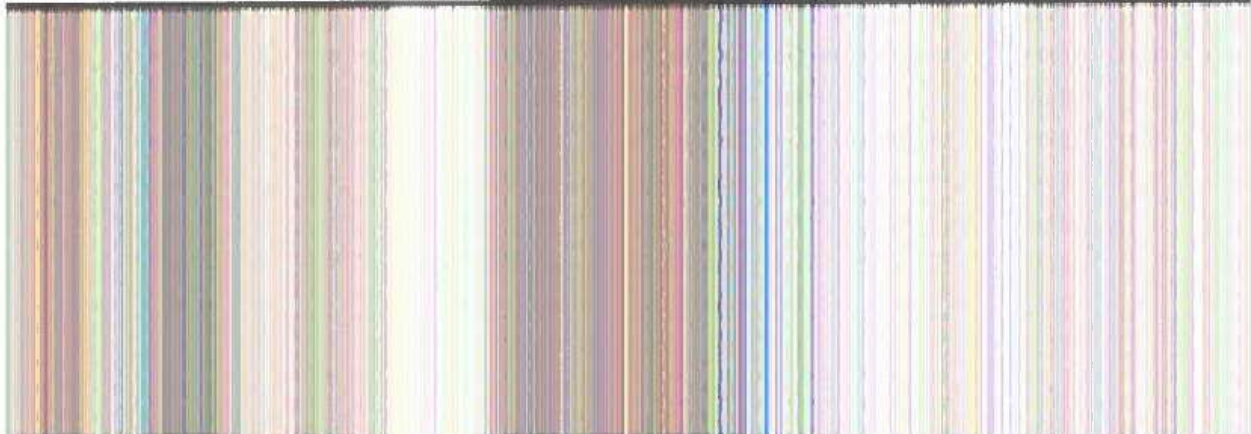


Exhibit B



View from Hwy123, looking South.



View looking toward HWY123.



December 5, 2025

Mr. Kevin Brunson
City Administrator
City of Westminster
PO Box 399
Westminster, SC 29693

RE: Complete removal S-37-367, S-37-368 and S-37-580 from the State Highway System

Dear Mr. Brunson:

At the December 2025 Commission meeting, the road sections listed above was removed from the State Highway System. The following pages include a copy of the Commission minutes describing the roads as well as a copy of the transfer of maintenance responsibility form. SCDOT forces will remove any signs designating this as a Secondary Route as soon as scheduling permits. For deed processing inquiries, please contact SCDOT Right of Way Property Management at propertymanagement@scdot.org.

If you have any questions, please feel free to contact this office at 803-737-3103.

Sincerely,
**Yelena
Kalashnikova**

Digitally signed by Yelena
Kalashnikova
Date: 2025.12.04 10:39:54 -05'00'

Yelena Kalashnikova
Road Data Services, Director

YK:tlt

ec: Ted Creech, Director, Governmental Affairs, SCDOT
Michael Barbee, Director, Rights-of-Way, SCDOT
Brandon E. Wilson, District Engineering Administrator, District 3, SCDOT
Joel Smith, District Maintenance Engineer, District 3, SCDOT

File: Pln/RDS

Post Office Box 191
955 Park Street
Columbia, SC 29202-0191



www.scdot.org
An Equal Opportunity
Affirmative Action Employer
855-GO-SCDOT (855-467-2368)

Oconee County

REVISION OF ROADS ON THE STATE HIGHWAY SECONDARY SYSTEM

~~**Route Number:** S-23
Description: Whitfield Road, Adjacent to Seneca, From Anderson County Line, Northwest to SC-243 (E. Fairplay Blvd)
Approximate Length: 0.55 miles
Addition: 15 Revision Addition Added
Added to System: 12/01/1937
Mileage: +0.025 miles
Note: The above road revision is being recommended to accurately reflect what is being maintained.~~

REMOVAL OF ROADS ON THE STATE HIGHWAY SECONDARY SYSTEM

~~**Route Number:** S-367
Description: No Name Street, In Westminster, From S-255 (Green Street) North to US-76 (E Main Street).
Approximate Length: 0.050 miles
Addition: 367
Added to System: 5/16/1963
Mileage: -0.050 miles~~

Route Number: S-368
Description: Green Street, In Westminster, From S-367 (No Name Street) Southeast to S-580 (S. Broad Street).
Approximate Length: 0.080 miles
Addition: 368
Added to System: 5/16/1963
Mileage: -0.080 miles

~~**Route Number:** S-368
Description: Green Street, In Westminster, From S-580 (S. Broad Street) South to S-580 (S. Broad Street).
Approximate Length: 0.140 miles
Addition: 651
Added to System: 2/20/1975
Mileage: -0.140 miles~~

Commission Date	Action	Leg Act	Contract	Inv. Date	Secondary Road	Bmp	Emp
5/16/1963	C-ADDition	36-1959	37.449	7/1/1963	367	0.000	0.050

Description

SHORT STREET IN WESTERMINST FROM EAST MAIN STREET TO GREEN STREET - APPROXIMATELY 0.05 MILE - APPROXIMATELY 0.050 MILE

Removal request -road will be deleted

S-367 No Name Street, In Westminster, From S-368 (Green Street) Northeast to US 76 (E Main Street).
 Approximately: 0.050 miles
 Addition: 367
 Added to System: 5/16/1963
 Mileages: -0.050 miles

Notes: The above road removal is being requested by the City of Westminster and they will accept maintenance responsibility for this section of road. It qualifies under the law (SC Code 57-5-80) that allows SCDOT to transfer roads from the Secondary System to other entities or person. SCDOT is also authorized to take the necessary steps to transfer its title to the requestor.

Changes: -0.050 miles

REQUEST FOR TRANSFER OF ROAD FROM STATE SECONDARY
SYSTEM TO ANOTHER GOVERNMENTAL AGENCY

(REVISED 08/27/2019)

DESCRIPTION OF SECTION OF ROAD TO BE TRANSFERRED

COUNTY: Oconee ROAD NUMBER: S-37-367 ROAD NAME: No Name St.
LENGTH TO BE TRANSFERRED: 0.05 MILES
BEGINNING POINT: Green St. (mp 0.00) ENDING POINT: US 76 / 123 (mp 0.05)

DESCRIPTION: (PLEASE ATTACH LOCATION MAP)

No Name St. (0.05 miles) between Green St. (S-37-368) and US 76 / 123 in Westminster, SC

ACCEPTANCE OF MAINTENANCE RESPONSIBILITY

IT IS REQUESTED THAT THE ABOVE DESCRIBED ROAD BE REMOVED FROM THE STATE HIGHWAY SYSTEM. OWNERSHIP AND MAINTENANCE OF THIS ROAD WILL BECOME THE RESPONSIBILITY OF THE ENTITY LISTED BELOW. BY SIGNING BELOW, THE ENTITY ACKNOWLEDGES THAT THE ROAD MUST REMAIN OPEN TO THE PUBLIC UNLESS CLOSED PURSUANT TO APPROPRIATE LOCAL ROAD CLOSING PROCEDURES OR THE STATUTORY ROAD CLOSING PROCESS FOUND IN S. C. CODE SECTION 57-9-10, et seq.

GOVERNMENTAL AGENCY:

City of Westminster
PLEASE TYPE OR PRINT

NAME:

Kevin Bronson
PLEASE TYPE OR PRINT

TITLE:

City Administrator
PLEASE TYPE OR PRINT

SIGNED:



DATE:

2/10/2025

NOTE TO DISTRICT ENGINEERING ADMINISTRATOR:

THIS COMPLETED FORM AND MAP SHOULD BE FORWARDED TO:

SCDOT DIRECTOR OF ROAD DATA SERVICES
955 PARK STREET - ROOM 515, P.O. BOX 191
COLUMBIA, S.C. 29202

BASIS FOR TRANSFER
(TO BE COMPLETED BY SCDOT)

CHECK ONE OF THE (2) TWO OPTIONS BELOW AND COMPLETE:

1. TRANSFER OF ROADS FROM THE SECONDARY SYSTEM (SWAP MILES ONLY)

ENTER DETAILS OF ROADS TO BE TRANSFERRED INTO THE ROAD SWAP DETAILS SPREADSHEET. PRINT AND ATTACH THE SPREADSHEET TO THIS FORM. IF THE SWAP INVOLVES MORE THAN ONE STATE ROUTE, ON PAGE 1 ENTER "ROAD SWAP" FOR THE ROAD NUMBER AND "SEE ATTACHED" FOR THE ROAD NAME. THE NUMBER OF LANE MILES ADDED TO THE STATE SYSTEM SHOULD NOT EXCEED THOSE REMOVED.

2. TRANSFER OF ROADS FROM THE SECONDARY SYSTEM (NO SWAP MILES)

TRANSFER CHECKLIST (CHECK APPROPRIATE BOXES BELOW)

- ROAD IS NOT REQUIRED FOR DEPARTMENT PURPOSES
- ROAD IS OF LOW TRAFFIC IMPORTANCE. LIST FUNCTIONAL CLASSIFICATION: Rural Local

THE RIGHT OF WAY LIMITS RETAINED AT THE INTERSECTING ROADS WILL BE ESTABLISHED AS FOLLOWS: ¹

See attached plan sheet.

ADDITIONAL COMMENTS: _____

¹ A COPY OF THE PLAN SHEET WITH THE NEW RIGHT OF WAY LIMITS SHOULD BE INCLUDED AS NEEDED.

REQUEST SUBMITTED BY: Chris Madden, District 3 ADME

DATE:  Digitally signed by Christopher W. Madden
Date: 2025.02.11 17:28:43 -08'00'

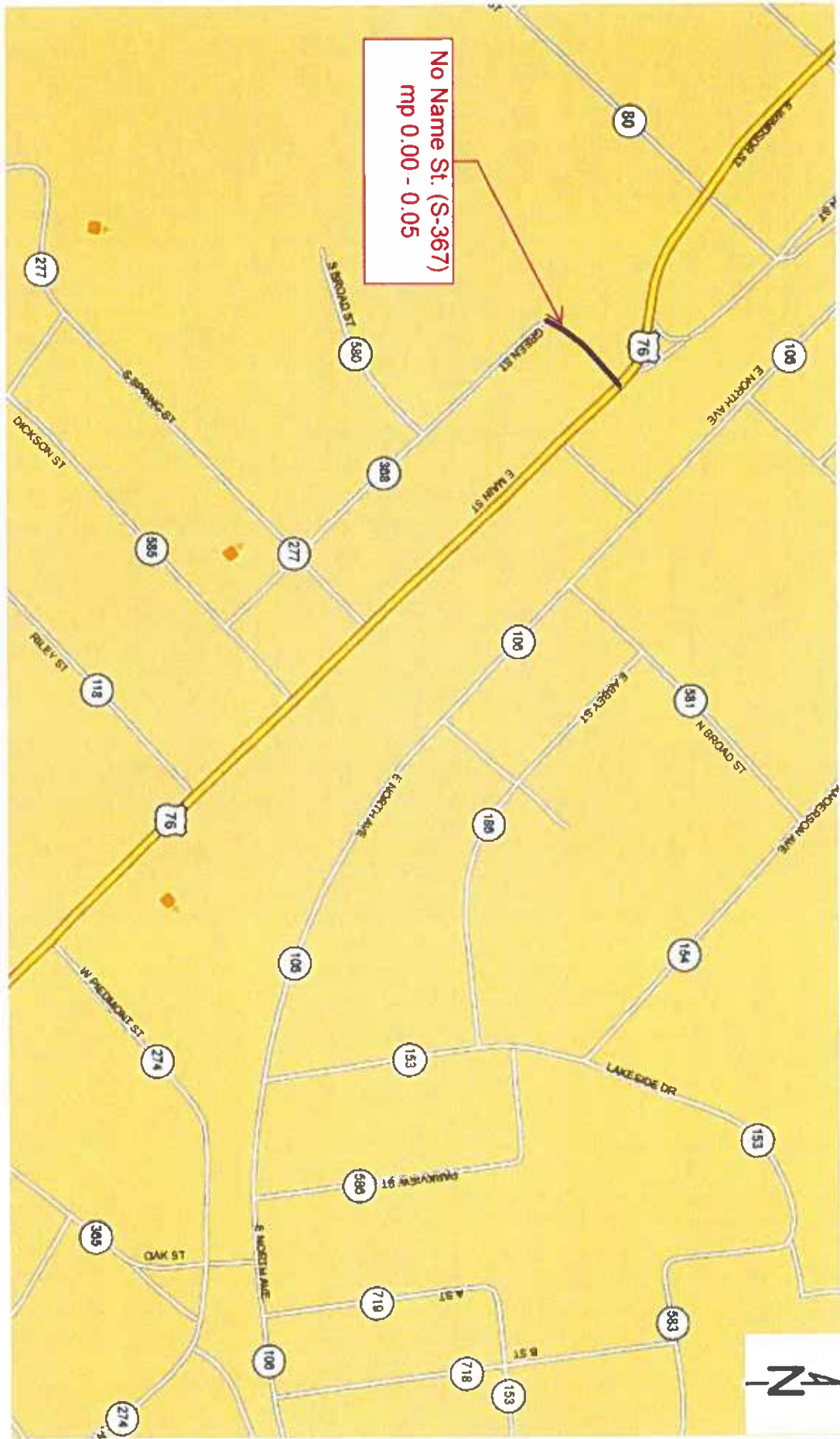
CONCURRENCE BY: Brandon Wilson, District 3 DEA
(DEA or Director)

DATE:  2025.02.12
07:03:53 -05'00'

SIGNATURE REQUIRED BELOW ONLY FOR ROUTES ABOVE MAJOR COLLECTOR OR IF SWAP RESULTS IN ADDING LANE MILES TO THE STATE SYSTEM:

APPROVED: _____
DIRECTOR OF ROAD DATA SERVICES OR DESIGNEE

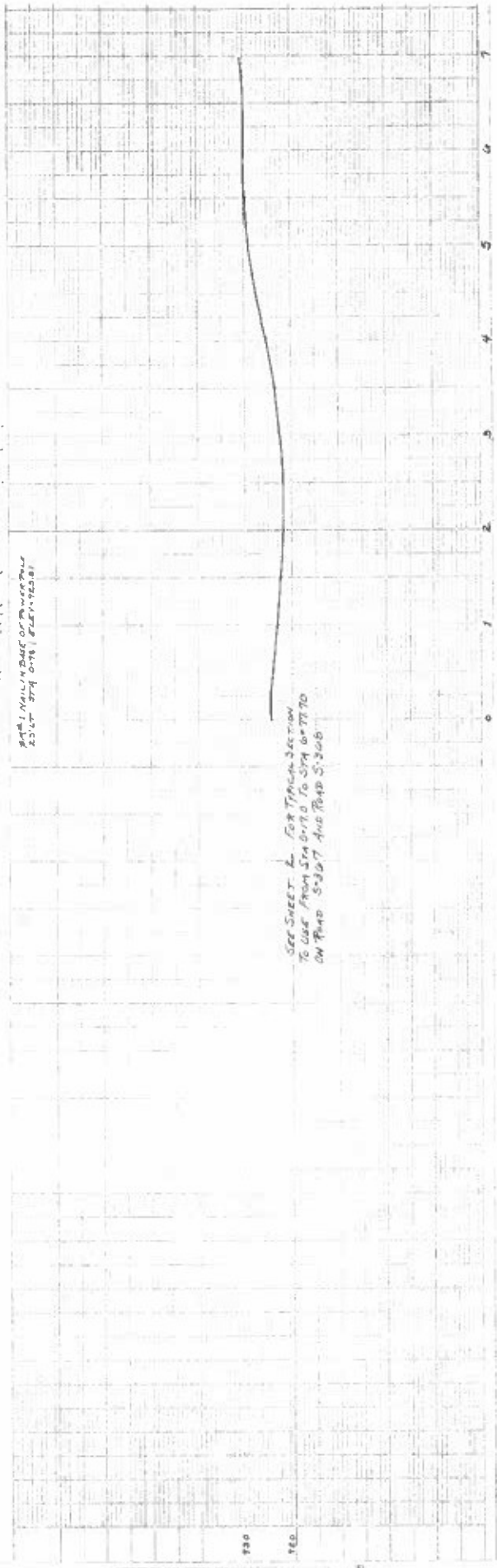
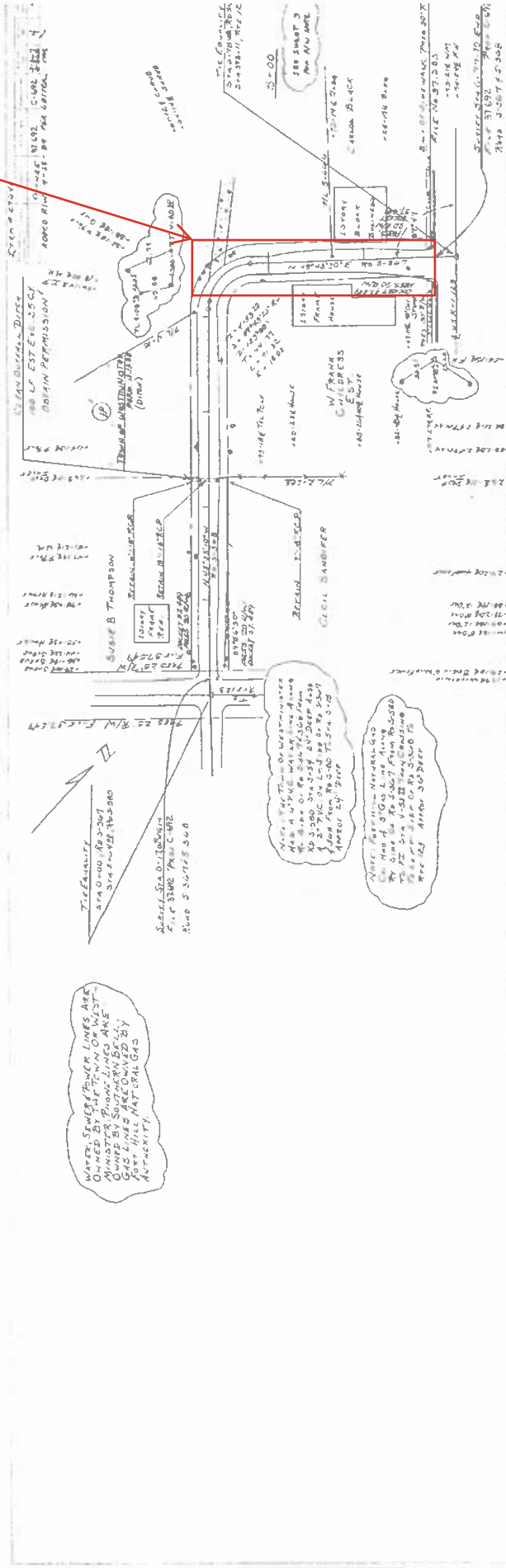
DATE: _____



No Name St. (S-367)
mp 0.00 - 0.05



No Name Street



930
940

Georr Co
Res 530836
Sheet 2 of 2

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE OUTCOUNTRIED AREA AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS A COPY OF WHICH CAN BE OBTAINED FROM SCDD HEADQUARTERS, 955 PARK STREET, COLUMBIA, SC 29201

Oconee Co
37.692
Sheet 4

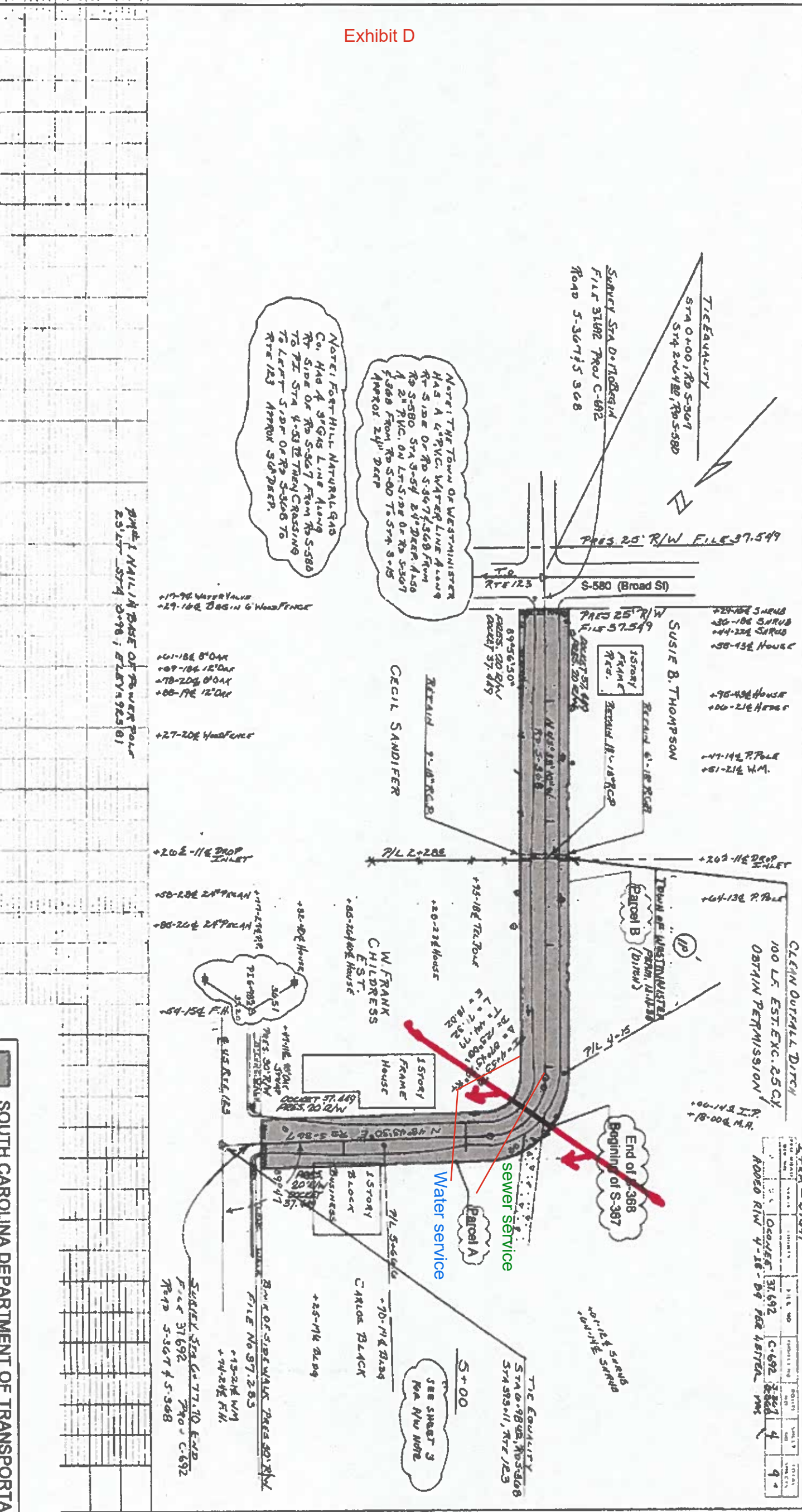


Exhibit D

SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
Quitclaim Area - Total of 0.37 MI
File - 37.692

PREPARED 02/04/2026
SCALE 50 0 100 FEET
OCONEE COUNTY