

**TOWN OF MONCKS CORNER REGULAR MEETING  
Tuesday December 19<sup>th</sup>, 2023**

**Title:** The Demolition of three properties Under the Town’s Voluntary Demolition Assistance Program

**Background:** The Town has received three additional requests for demolition assistance.

The three properties bid were 509 E. Main Street, 132 President Circle, and 134 President Circle.

Town staff solicited bids directly and, on our website, and received interest from six firms and responses from three.

<b>Bidder</b>	<b>509 E. Main Street</b>	<b>132 President Circle</b>	<b>134 President Circle</b>	<b>Total Bid</b>
Kennedy’s Grading and Excavation	\$24,500	\$9,250	\$9,250	\$24,500
Icon Construction	\$8,896	\$5,537	\$5,537	\$19,970
Lawerence Construction	\$14,000	\$8,500	\$9,500	\$32,000
<b>Lowest Bid</b>	<b>\$8,896</b>	<b>\$5,537</b>	<b>\$5,537</b>	<b>\$19,970</b>

Therefore, Icon Construction is the lowest bid for all properties.

**Exhibits:** 1.) Applications  
2.) Site Pictures

**Funding:** Abatement and Improvement Fund

**Town Council action requested:** Consider authorizing the demolition of 509 E. Main Street, 132 President Circle, and 134 President Circle and accepting the low bids from Icon Construction for the demolition.

**Staff recommendation:** Authorize the demolition of 509 E. Main Street, 132 President Circle, and 134 President Circle and accept the low bids from Icon Construction for the demolition.

# 132 President Circle





# 134 President Circle





# 509 E Main Street





# 509 E Main Street



## Moncks Corner Demolition Assistance Program Application

Name of Property Owner: Ronald M. Neil III

Address of Property Owner: 217 Wall Street, Moncks Corner, SC 29461

Primary Phone: 843.471.9779 E-mail Address: rneil217@gmail.com

Address of Property to be Demolished: 132 President Circle

Please Describe the Structure (age, specific concerns, etc.): Property  
structure is over 60 years old, dilapidated and beyond  
repair.

Why Are you Seeking Aid from the Town in the Demolition of this Structure?

The structure is dangerous. Plans are to demolish  
structure and replace with new construction.

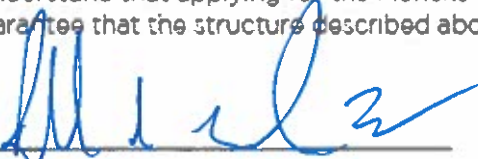
### APPLICATION DETAILS

I certify that the property described above belongs, in whole or in part, to me and I am authorized to apply for demolition assistance program on behalf of any other owners.

I certify that the property is owned free and clear, and that no mortgages or liens have been placed against the property.

I understand that I may be required to pay up to 10% of the cost of the demolition (up to \$1,000) to help defray the total cost of demolition. Final payment amount will be determined based on cost of project and my ability to pay.

I understand that applying for the Moncks Corner Demolition Assistance Program is no guarantee that the structure described above will be demolished as part of the program.

  
Signature

7/5/23  
Date

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Address of Property Owner: 217 Wall Street, Moncks Corner, SC 29461

Primary Phone: 843.471.9779 E-mail Address: rneil217@gmail.com

Address of Property to be Demolished: 134 President Circle

Please Describe the Structure (age, specific concerns, etc.): Property  
structure is over 60 years old, dilapidated and beyond  
repair

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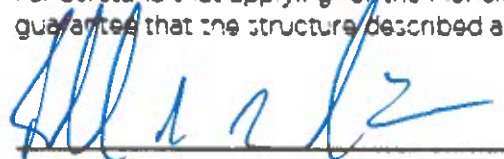
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Signature

7/5/23  
Date

# Moncks Corner Demolition Assistance Program

## Statement of Payment Ability

Property Owner: Ronald M. Neil III  
Subject Property Address: 132 & 134 President Circle, Moncks Corner, SC 29461  
Subject Property TMS: 142-08-04-006 & 142-08-04-007  
Demolition Cost: \$11,000.00

Town of Moncks Corner staff has bid out the demolition of the above property, as per your request dated 9/6/2023. As part of that request, the property owner acknowledged that he or she may be required to pay up to 10% of the cost of demolition – up to a maximum of \$1,000 – to help defray the total cost of demolition. This final payment amount is determined by the cost of the project and the property owner's ability to pay.

Based on the cost of demolition, above, a 10% fee equates to \$ 1000.00.

I, Ronald M. Neil III, do hereby state that I will pay an amount equal to \$ 1000.00 to help defray the cost of the demolition of the above-referenced property. This payment amount has been found acceptable by Town Staff, as acknowledged below.

Ronald M. Neil III  
of Amy's Land Development Solutions  
Property Owner's Signature                      Date                      Staff Signature                      Date  
Sept. 8<sup>th</sup> 2023

\_\_\_\_\_  
Staff Name



## Conditional Demolition Agreement

This Conditional Demolition Agreement (the "Agreement") is entered into as of this \_\_\_\_ day of July 2023 by and between Ronald M. Neil III of 217 Wall Street, Moncks Corner, South Carolina 29461 (the "Seller") and Amplified Development Solutions LLC or assigns having its principal place of business located at 5501 Indigo Fields Boulevard, North Charleston, South Carolina 29418 (the "Buyer"). For and in consideration of the mutual covenants contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Seller agrees to sell and Buyer agrees to buy Property described in "Real Estate Purchase Agreement", Exhibit A attached hereto and made a part hereof, on a condition of Seller applying for "Moncks Corner Demolition Assistance Program" (the "Program").
2. Buyer shall be responsible for 10% of the cost of demolition, and no more than \$1,000 as indicated by the Program if the Property is demolished prior to the expiration date of Real Estate Purchase Agreement.
3. By executing this Agreement, Seller grants Buyer the authority to act as his agent regarding the demolition of the entire footprint of improvements located at 132 President Circle, Moncks Corner, SC 29461.
4. Seller agrees to execute all documents as may be required of The Town of Moncks Corner to perfect this Agreement.
5. Seller shall be held harmless from any liabilities as a result of the perfection of this Agreement.
6. Seller and Buyer agree that no structure to be demolished unless all structures on Property are uninhabited.
7. Seller will make the Property accessible for Demolition.

*IN WITNESS WHEREOF*, this Agreement has been duly executed by the Parties as true to the best of their knowledge/belief.

SELLER:



Ronald M. Neil III

BUYER:

Amplified Development Solutions LLC

By:   
Jennings Jackson, Jr., President

By:   
Melvin Smith, Secretary/Treasurer

## Conditional Demolition Agreement

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2. Buyer shall be responsible for 10% of the cost of demolition, and no more than \$1,000 as indicated by the Program if the Property is demolished prior to the expiration date of Real Estate Purchase Agreement.
3. By executing this Agreement, Seller grants Buyer the authority to act as his agent regarding the demolition of the entire footprint of improvements located at 134 President Circle, Moncks Corner, SC 29461.
4. Seller agrees to execute all documents as may be required of The Town of Moncks Corner to perfect this Agreement.
5. Seller shall be held harmless from any liabilities as a result of the perfection of this Agreement.
6. Seller and Buyer agree that no structure to be demolished unless all structures on Property are uninhabited.
7. Seller will make the Property accessible for Demolition.

*IN WITNESS WHEREOF*, this Agreement has been duly executed by the Parties as true to the best of their knowledge/belief.

SELLER:



Ronald M. Neil III

BUYER:

Amplified Development Solutions LLC

By:   
Jennings Jackson, Jr., President

By:   
Melvin Smith, Secretary/Treasurer



State of South Carolina )  
 )  
Town of Moncks Corner )

Affidavit of Release

IN RE: 132 President Cir. Moncks Corner, SC.

**PROPERTY ADDRESS AND TAX MAP NUMBER**

The undersigned, being duly sworn, hereby states and affirms as follows:

My name is Jennings Jackson Jr. of Amplified and I reside at

Development Solutions, LLC. c/o Ronald M. Neal III

I own the property named above and am authorized to make decisions concerning the same. Other owners or persons claiming a legal interest in the property (mortgages, lien holders, etc.) are

Jennings Jackson Jr. of Amplified Development Solutions LLC.

Condition Demolition Agreement between Ronald M. Neal III

There are burned or dilapidated building(s), structure(s) or debris on said property. The dilapidated building(s) structure(s) or debris on the property are unsightly and detrimental to local efforts to clean up and beautify this community. I understand that they may also constitute a public nuisance or threat to public health and safety.

I want to support the Town of Moncks Corner, South Carolina in its efforts to beautify the Town and join in the effort to make this community a safer and cleaner place to live. Accordingly, I hereby request that the Town of Moncks Corner, South Carolina assist me by removing the above referenced dilapidated building(s) structure(s) or debris from my property. I understand that, at this time, I am not required or obligated to remove these building(s), structure(s), or debris, and my request is freely and voluntarily made.

In consideration of the above, I hereby authorize the Town of Moncks Corner, South Carolina and its employees, agents, designees, and representatives to enter on the real property noted above to demolish the following building(s) and/or structure(s) and remove the remains of the same or debris from the property:

HOUSE

I further authorize the clearing of the property and the removal of trash and debris from the property as deemed necessary, fit, or proper by the person(s) demolishing and removing the identified building(s) and/or structure(s) from my property.

I understand that the Town of Moncks Corner, South Carolina is under no obligation to provide this service to me and this offer may be withdrawn prior to performance for any or no reason.

**Knowing all of the above, I freely and voluntarily release, indemnify, and hold harmless the Town of Moncks Corner, South Carolina and all employees, agents, representatives, assigns, and designees of the same from any and all liability and responsibility for any and all liability, damages, claims, or legal actions by me, my family, or any third party which may arise, directly or indirectly, from acts and activities described herein. I specifically, freely and voluntarily release, indemnify, and hold harmless the Town of Moncks Corner, South Carolina and all employees, agents, representatives, assigns, and designees from any and all liability, damages, claims, or legal action by me, my family, or any third party which may arise out of the entering upon the real property or the demolishing or removal of the building(s), structure(s) and/or debris named herein. This release from liability includes but is not limited to claims of personal or physical injury, claims as to the quality or timeliness of performance, and/or claims arising out of the condition or value of the real property or any structure thereon.**

SIGNED: Jennings Jackson of Amplified Development Solutions  
PRINT NAME: Jennings Jackson  
DATE: Sept. 8<sup>th</sup> 2023



State of South Carolina )  
 )  
Town of Moncks Corner )

Affidavit of Release

IN RE: 134 President Cir, Moncks Corner, SC.

**PROPERTY ADDRESS AND TAX MAP NUMBER**

The undersigned, being duly sworn, hereby states and affirms as follows:

My name is Jennings Jackson Jr. of Amplified and I reside at  
Development Solution, LLC c/o Ronald M. Neil III

I own the property named above and am authorized to make decisions concerning the same. Other owners or persons claiming a legal interest in the property (mortgages, lien holders, etc.) are

Jennings Jackson Jr., & Amplified Development Solution LLC.  
Conditional Demolition Agreement between Ronald M. Neil III

There are burned or dilapidated building(s), structure(s) or debris on said property. The dilapidated building(s) structure(s) or debris on the property are unsightly and detrimental to local efforts to clean up and beautify this community. I understand that they may also constitute a public nuisance or threat to public health and safety.

I want to support the Town of Moncks Corner, South Carolina in its efforts to beautify the Town and join in the effort to make this community a safer and cleaner place to live. Accordingly, I hereby request that the Town of Moncks Corner, South Carolina assist me by removing the above referenced dilapidated building(s) structure(s) or debris from my property. I understand that, at this time, I am not required or obligated to remove these building(s), structure(s), or debris, and my request is freely and voluntarily made.

In consideration of the above, I hereby authorize the Town of Moncks Corner, South Carolina and its employees, agents, designees, and representatives to enter on the real property noted above to demolish the following building(s) and/or structure(s) and remove the remains of the same or debris from the property:

HOUSE

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I further authorize the clearing of the property and the removal of trash and debris from the property as deemed necessary, fit, or proper by the person(s) demolishing and removing the identified building(s) and/or structure(s) from my property.

I understand that the Town of Moncks Corner, South Carolina is under no obligation to provide this service to me and this offer may be withdrawn prior to performance for any or no reason.

**Knowing all of the above, I freely and voluntarily release, indemnify, and hold harmless the Town of Moncks Corner, South Carolina and all employees, agents, representatives, assigns, and designees of the same from any and all liability and responsibility for any and all liability, damages, claims, or legal actions by me, my family, or any third party which may arise, directly or indirectly, from acts and activities described herein. I specifically, freely and voluntarily release, indemnify, and hold harmless the Town of Moncks Corner, South Carolina and all employees, agents, representatives, assigns, and designees from any and all liability, damages, claims, or legal action by me, my family, or any third party which may arise out of the entering upon the real property or the demolishing or removal of the building(s), structure(s) and/or debris named herein. This release from liability includes but is not limited to claims of personal or physical injury, claims as to the quality or timeliness of performance, and/or claims arising out of the condition or value of the real property or any structure thereon.**

SIGNED: Jennings Jackson Jr. of Amplified & Development Solutions  
PRINT NAME: Jennings Jackson Jr.  
DATE: Sept. 8th 2023





## How it Works

- Buildings will be identified by Town staff or by application from the owner
- The property must be owned free and clear—no mortgages or liens
- Property owner will only pay up to 10% of the cost of demolition, and no more than \$1,000
- Property remains with the owner—the Town **DOES NOT** take possession

## Demolition Process

- The entire footprint of the building is removed including steps, porches, chimneys, pier supports, concrete slabs, and parking areas
- The low-bid contractor is responsible for all permits and landfill disposal fees, including asbestos disposal in a lined landfill
- All phases of the demolition will be inspected to ensure that all materials have been removed properly
- After demolition is complete, the property owner must maintain the property by keeping the lot regularly mowed

## Moncks Corner Demolition Assistance Program Application

Name of Property Owner: Heidi Lynn Henes (Burton)  
 Address of Property Owner: 214 Sugarhouse Court Apt. 107, Moncks Corner, SC 29461  
 Primary Phone: 970-691-4735 E-mail Address: heidilynnhenes@gmail.com  
 Address of Property to be Demolished: 509 E Main St., Moncks Corner, SC 29461

Please Describe the Structure (age, specific concerns, etc.): Property has set for a very long time untouched or lived in. The homeless have made this their shelter and it has become an isor in the community. House and shed are well out of sensible and affordable repair.

Why Are you Seeking Aid from the Town in the Demolition of this Structure?

We are seeking assistance so that we can have the property cleaned and build a new home in its place. The rest of the property will be cleaned by the property owner for future builds and additions.

### APPLICATION DETAILS

I certify that the property described above belongs, in whole or in part, to me and I am authorized to apply for demolition assistance program on behalf of any other owners.

I certify that the property is owned free and clear, and that no mortgages or liens have been placed against the property.

I understand that I may be required to pay up to 10% of the cost of the demolition (up to \$1,000) to help defray the total cost of demolition. Final payment amount will be determined based on cost of project and my ability to pay.

I understand that applying for the Moncks Corner Demolition Assistance Program is no guarantee that the structure described above will be demolished as part of the program.

Heidi Lynn Henes  
 Signature

7-17-2023  
 Date

# Moncks Corner Demolition Assistance Program

## Statement of Payment Ability

Property Owner: DCH Management LLC  
Subject Property Address: 509 E Main Street, Moncks Corner, SC 29461  
Subject Property TMS: 142-08-01-022  
Demolition Cost: \$15,000.00

Town of Moncks Corner staff has bid out the demolition of the above property, as per your request dated 9/6/2023. As part of that request, the property owner acknowledged that he or she may be required to pay up to 10% of the cost of demolition – up to a maximum of \$1,000 – to help defray the total cost of demolition. This final payment amount is determined by the cost of the project and the property owner's ability to pay.

Based on the cost of demolition, above, a 10% fee equates to \$ 1000.00.

I, Heidi Burton, do hereby state that I will pay an amount equal to \$ 1000.00 to help defray the cost of the demolition of the above-referenced property. This payment amount has been found acceptable by Town Staff, as acknowledged below.

Heidi Burton 10-4-2023  
Property Owner's Signature                      Date                      Staff Signature                      Date

\_\_\_\_\_  
Staff Name

State of South Carolina )  
 )  
Town of Moncks Corner )

Affidavit of Release

IN RE: 509 E. MAIN STREET, MONCK'S CORNER,  
SC 29461 ; 142-08-01-022  
PROPERTY ADDRESS AND TAX MAP NUMBER

The undersigned, being duly sworn, hereby states and affirms as follows:

My name is  Heidi Burton and I reside at

214 Superhouse at apt 107 Moncks Corner, SC 29461

I own the property named above and am authorized to make decisions concerning the same. Other owners or persons claiming a legal interest in the property (mortgages, lien holders, etc.) are

There are burned or dilapidated building(s), structure(s) or debris on said property. The dilapidated building(s) structure(s) or debris on the property are unsightly and detrimental to local efforts to clean up and beautify this community. I understand that they may also constitute a public nuisance or threat to public health and safety.

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In consideration of the above, I hereby authorize the Town of Moncks Corner, South Carolina and its employees, agents, designees, and representatives to enter on the real property noted above to demolish the following building(s) and/or structure(s) and remove the remains of the same or debris from the property.

!  House, garage, shed behind the house.  
Remove all debris

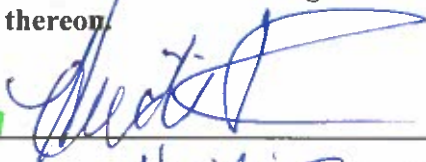


I further authorize the clearing of the property and the removal of trash and debris from the property as deemed necessary, fit, or proper by the person(s) demolishing and removing the identified building(s) and/or structure(s) from my property.

I understand that the Town of Moncks Corner, South Carolina is under no obligation to provide this service to me and this offer may be withdrawn prior to performance for any or no reason.

**Knowing all of the above, I freely and voluntarily release, indemnify, and hold harmless the Town of Moncks Corner, South Carolina and all employees, agents, representatives, assigns, and designees of the same from any and all liability and responsibility for any and all liability, damages, claims, or legal actions by me, my family, or any third party which may arise, directly or indirectly, from acts and activities described herein. I specifically, freely and voluntarily release, indemnify, and hold harmless the Town of Moncks Corner, South Carolina and all employees, agents, representatives, assigns, and designees from any and all liability, damages, claims, or legal action by me, my family, or any third party which may arise out of the entering upon the real property or the demolishing or removal of the building(s), structure(s) and/or debris named herein. This release from liability includes but is not limited to claims of personal or physical injury, claims as to the quality or timeliness of performance, and/or claims arising out of the condition or value of the real property or any structure thereon.**

SIGNED:



PRINT NAME:

Heidi Burton

DATE:

10-4-2023