

*MAYOR*  
Barbara Jo Blain

*MAYOR PRO TEM*  
Larry A. White



*COUNCIL MEMBERS*  
Amanda Butler  
William M. Goldfinch IV  
Julie Hardwick  
Beth Helms  
Justin D. Jordan

**PLANNING DEPARTMENT  
CITY OF CONWAY  
COMMUNITY APPEARANCE BOARD MEETING  
Wednesday, March 13, 2024 | 4:00 P.M.  
Planning & Building Department – 196 Laurel Street**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES (February 28, 2024)**

**III. CERTIFICATES OF APPROPRIATENESS**

- A. 1028 Third Ave (Spivey Building/300 Laurel Lofts):** The applicant, Robert B. Lewis, Third and Laurel LLC, is requesting final approval of a special tax assessment, for the property located at 1028 Third Ave (PIN 368-04-02-0071) in accordance with the City's Preservation Tax Incentive Program.

**IV. PUBLIC INPUT**

**V. BOARD INPUT**

**VI. STAFF INPUT**

**VII. UPCOMING MEETINGS**

<u>MEETING</u>	<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>	<u>ADDRESS</u>
City Council	March 18, 2024	4:00 p.m.	Council Chambers	229 Main St.
Community Appearance Board	March 27, 2024	4:00 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.
Board of Zoning Appeals (BZA)	March 28, 2024	5:30 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.
Planning Commission (PC)	April 11, 2024	5:30 p.m.	Planning & Building Dept. Conference Room	196 Laurel St.

**VIII. ADJOURN**

**CITY OF CONWAY**  
**COMMUNITY APPEARANCE BOARD MEETING**  
**WEDNESDAY, FEBRUARY 28, 2024**  
**Planning & Building Dept. Conference Room – 196 Laurel Street**

Present: Duc Watts, Jacqueline Kurlowski, Gerry Wallace, McKenzie Jordan, Troy Roehm, Coker Hall, Jamie McLain

Staff: Katie Dennis, Planning Concierge; Marcus Cohen, IT; Jessica Hucks, Planning Director

Other: none

**I. CALL TO ORDER**

Chairperson Kurlowski called the meeting to order at approximately 4:01 p.m.

**II. APPROVAL OF MINUTES**

McLain made a motion to accept the minutes as written and it was seconded by Watts to approve the February 14, 2024 minutes. The vote in favor was unanimous. The motion carried.

**III. CERTIFICATES OF APPROPRIATENESS**

- A. 210 Elm Street (Sandye T Hicks Law Firm):** The applicant, A1 Signs and Graphics, is requesting approval of the installation of a new wall sign for the business located at 210 Elm Street. PIN 368-04-02-0050.

Dennis stated that the applicant is requesting approval of a new wall sign for the business located at 210 Elm Street. (PIN 368-04-02-0050).

The proposed wall sign is to measure **60” (W) X 16” (H)**, totaling **6.66 Sq. Ft.** The sign will be a High-Density Urethane sign with routed design to be dimensional and is **1.5”** thick. The wall the sign is to be affixed to measures **25’ (W) X 10’ (H)**, totaling **250 Sq. Ft.** Allowing for **37.5 Sq. Ft.** maximum coverage, **(15% max)**.

The proposed size of the sign is compliant with the standards of the UDO for hanging bracket signs.

Renderings are included in your packet.

The applicant was not present. The board and staff discussed the request.

Wallace made a motion to approve the request as presented. Hall seconded the motion. The vote in favor was unanimous. The motion carried.

**IV. PUBLIC INPUT**

**None**

**V. BOARD INPUT**

Kurlowski requested an update on Crooked Oak Taverns planters, awnings, and art deco piece that was to be installed.

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**VI. STAFF INPUT**

Dennis gave an update to the Horry County Library questions the board requested at the previous meeting as well as informed the board that staff is still working on an update on their Crooked Oak questions.

**VII. ADJOURN**

There being no further business to come before the board, a motion was made and seconded to adjourn the meeting at 4:08 pm. The vote in favor was unanimous and the motion carried.

Approved and signed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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Jacqueline Kurlowski, Chairperson

**DATE: March 13, 2024**

**AGENDA ITEM: III.A**

**ISSUE:**

1028 Third Ave (final approval of a special tax assessment): The applicant, Robert B. Lewis, Third & Laurel LLC, requests final approval of a special tax assessment, for the property located at 1028 Third Ave (TMS: 137-02-02-029 | PIN 368-04-02-0071) in accordance with the City's Preservation Tax Incentive Program.

**BACKGROUND:**

Robert B. Lewis, Third & Laurel LLC, has requested that the property at 1028 Third Ave (PIN 368-04-02-0071) be considered for final approval of a special tax assessment. The ordinance for the Preservation Tax Incentive Program can be viewed in the City of Conway Code of Ordinances, starting at *Section 1-5-50 Special tax assessment, created*.

The building is a three-story masonry building, built in 1936 by Doc Green Spivey, that replaced an earlier one-story structure on the same site that was "cheaply built" and deteriorating. According to the 1938 Sanborn Map, the Spivey building housed a store in the Third Ave facing portion while the rear of the building featured three additional bays including a restaurant and two smaller stores. Businesses that occupied the rear of the building included *Mrs. Grainger's Lunch Stand* and a barber shop while *Scurry's* occupied the main commercial space. The newspaper did not indicate what type of business *Scurry's* was, only that it featured shelving on the first floor. Prior to the building's construction, the first floor of the former building was used as a five and dime store, so it's possible that *Scurry's* was also a five and dime store. The building's history is not well-documented until 1960 when *Banner Brothers Department Store* was listed as occupying the building as well as the *Art Barber Shop* at the rear of the building. By 1967, *Banner Brothers* merged with *Leder Brothers Department Store* to become *Leder-Banner*. *Leder-Banner* remained in this location until at least 1980. *The Haberdashery*, a men's clothing store, occupied the building following *Leder-Banner* and various salons have used the rear portion of the building. While the windows have been in-filled, the building still retains much of its original appearance and layout with minimal changes occurring on the upper levels. It continues to serve as an example of downtown Conway's lasting commercial presence.

The applicant was granted preliminary approval in accordance with Article E of the City of Conway's General Code on September 8<sup>th</sup> of 2021 and was granted approval from Horry County Architectural Review Board (ARB) on September 21<sup>st</sup> of 2021. The renovations were completed in June of 2023.

Horry County has a similar ordinance, and Mr. Lewis has applied to the County's Architectural

Review Board (ARB) for final approval but must be granted approval by the City's CAB first.

**Renovations / work completed includes the following:**

- Exterior masonry
  - point patch and infill and remove window brick infill
  - the brick infill at the windows will be removed and windows that are missing their soldier course lintels and/or rowlock sills will be reconstructed.
- Exterior granite
  - granite will be retained and refurbished as needed. Some repointing is likely necessary and will use matching mortar and tooling.
- Front façade – wood and trim repair
- Roof – a new roof system to be installed on the existing roof structure and slope (60 mil TPO membrane). Coping tiles will be repaired and retained.
- Exterior doors / entrances:
  - the double doors at the main entrance will remain and be refurbished as needed.
  - the west elevation door will be replaced w/ aluminum clad wooden storefront-style door w/ a large glass panel in a painted frame. A new bent aluminum plate awning will be installed over the door.
  - The northwest storefront door will be replaced w/ a salvaged wooden door. It will be one or two panels.
- Main storefront (3<sup>rd</sup> Ave side)
  - will likely remain as it appears. No substantial changes to occur, only minor repairs and repainting such as at the display window paneling.
- Storefront repair (Laurel Street side):
  - A new, more period appropriate door will be installed. The paneled sidelights will remain as will the transom.
  - The existing storefront display windows will be refurbished and retained. 3 new display windows will be installed south of the storefront in the in-filled former openings. These will be similar to the existing storefront windows (rectangular direct set windows with a transom).
- Interior retail space (public space)
  - The current tenant (Mustard Seed Boutique) to remain in this space.
  - re-carpet floors
  - walls to remain sheetrock but the ceilings will be exposed to reveal the original pressed tin panels. Tin ceilings will be carefully removed and reinstalled at a

slightly lower level in order to accommodate a structural ledger and fire rating between the first and second floors.

- sprinkler line will run down the center of the ceiling and will be painted for minimal visibility.
- Windows
  - Building will feature aluminum clad six-over-six double hung windows as shown in the c.1940 photograph. The windows will feature double pane clear insulated glass.
  - Windows will have the historic rowlock sills reconstructed where they are missing.
  - the 3 storefront windows at the west elevation will mimic the appearance of the Laurel Street storefront windows: direct set rectangular display windows with a transom above each.
- Exterior painting
  - The entire building will be repainted a grey color.
- Canopy on Laurel Street entrance (install)
- Electrical and Fire alarm
- Fire alarm system
- Sprinkler system
- HVAC
- Exterior lighting and lighting for retail space
- General conditions
- Design and construction fees

Total construction cost: \$1,761,866.44 exceeding the required 25% of the value of the structure.

Photographs and additional information has been provided in the packet.

**RECOMMENDATION:**

Staff recommends that the property be granted final approval of the special tax assessment.



## Application

### for Final Certification of a Rehabilitated Historic Property Special Tax Assessment



Application must be complete and include all required support materials and \$250 fee to be considered for review.

All expenses MUST have occurred within a two year period from the date on the Preliminary Certification to be included towards the 25% minimum necessary for the tax assessment.

#### Property Information

Property Address 1028 Third Avenue City Conway S.C.  
Case Number (located on the Preliminary Certification at the top of the page) 01-B-21  
Owner(s) Third Laurel LLC  
Owners Address 1901 Main St. Suite 1200 City Columbia State S.C.  
Project Contact: Robert B. Lewis Contact Daytime Phone Number: 803 978-2939  
Contact email: RLewis@regenslewis.com

**STOP** - If you received an extension, you do not need to fill out the Rehabilitation Expense List.  
Qualifying expenses have been met with the extension review. Go to Photographs Section.

#### Rehabilitation Expense List

##### PLEASE PRINT IN INK OR TYPE THE INFORMATION THAT YOU PROVIDE.

You may be asked to submit receipts for the allowable expenses as described on the preliminary certification application. Rehabilitation expenses do not include the cost of acquiring or marketing the property, the value of the owner's personal labor, the cost of personal property, or other items shown as non-contributing on page 3 of the preliminary certification application.

##### 1. Preservation and rehabilitation work done to the exterior of a historic structure

Roof	\$
Exterior Walls	\$
Windows & Doors	\$
Porches	\$
Foundations	\$
Restoration of documented historical architectural features	\$
Total Section 1 \$	

##### 2. Repair and stabilization of historic structural systems

Structural repair and stabilization of all historic structural elements exclusive of interior finishes

See Attached Section 2 \$

##### 3. Restoration of historic plaster

Work done on historic plaster, including repair of historic plaster where it was a documented historic finish, use of wood or metal lath, documented decorative or flat plaster features

See Attached Section 3 \$

##### 4. Energy efficiency measures

Insulation, interior or exterior storm windows, storm doors, weather stripping

See Attached Section 4 \$

##### 5. Repairs or rehabilitation of heating, air-conditioning, or ventilation systems

Repairs to existing or installation of new HVAC systems, flue-liners in historic chimneys

See Attached Section 5 \$

Total page 1 \$

**Rehabilitation Expense List continued****PLEASE PRINT IN INK OR TYPE THE INFORMATION THAT YOU PROVIDE.**

You may be asked to submit receipts for the allowable expenses as described on the preliminary certification application

See Attached Total from page 1 \$ \_\_\_\_\_

6. Repairs or rehabilitation of electrical or plumbing systems, exclusive of new electrical appliances and electrical or plumbing fixtures

See Attached Section 6 \$ \_\_\_\_\_

7. Architectural and Engineering fees except fees attributable to new construction beyond the volume of the existing building

See Attached Section 7 \$ \_\_\_\_\_

8. Additional expenses used to meet the 25% expenditures

See Attached Section 8 \$ \_\_\_\_\_

9. Additional eligible items (explain)

Qualified Rehabilitation Expense of

\$2,403,988.<sup>00</sup>Total Section 9 \$ 2,403,988.<sup>00</sup>Total Expenditures \$ Same**Photographs**

Submit photographs of the completed work; both exterior and interior views. Photographs should be in color, no more than two (2) per 8.5" x 11" sheet. A minimum of one (1) for each block on the Detailed Summary of Rehabilitation Work Sheets A and B, detailed description sheets. . However, to fully encompass rehabilitation work, more than one (1) photo may be required per block. (Photos should clearly show not only the areas that were rehabilitated, but also overall views of the building. Views of adjacent sites not required with the final submittal.) Contact Planning and Zoning at 843-915-5340 if a copy of A or B sheets are needed.

**Property Owner(s) Signature**

I hereby apply for Final Certification of rehabilitation work I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the work is consistent with information described in the Preliminary Certification Application and any Amendments and meets the Secretary of the Interior's Standards for Rehabilitation. I also attest that I own the property described on this form. I understand that falsification of factual representation in this application may disqualify the property for the tax credit and any monies not collected by the County must be returned to the County. Original signatures are required.

Third + Laurel LLC

Print Name (or LLC or Corporation)

Robert B. Lemo - Managing Member

Signature

11/30/2023

Date

Print Name (or LLC or Corporation)

Signature

Date



## **EXHIBIT LIST**

Exhibit A - National Park Service Part 3 Approval

Exhibit B - National Park Service Part 3 Application

Exhibit C - Montgomery Construction Company Preliminary Budget

Exhibit D - Pay Application Showing Schedule of Values

Exhibit E - Preliminary Acquisition and Development Cost Breakdown

Exhibit F - Third & Laurel LLC, CCNB Bank transactions, (12/21 to 8/23)

SpeakWrite  
www.speakwrite.com  
Job Number: 20231130\_034234\_nrs  
Custom Filename: Spivey Bldg. Exhibits  
Date: 11/30/2023  
Billed Words: 100



**Preliminary Certification**  
for a Rehabilitated Historic  
Property Special Tax Assessment  
Horry County, South Carolina



We, the Historic Preservation Commission, having been vested with the authority and responsibility to determine and approve applications under Horry County Code of Ordinances Number 106-07, hereby grant preliminary approval to:

Owner(s) Third & Laurel, LLC

Building Spivey Building

Property Address 1203 Third Ave. City Conway

Case Number 01-8-21 PIN Number 368-04-02-0071

Project Contact: Janie Campbell Contact Daytime Phone Number: 803-978-1963

Contact email: jcampbell@rogerslewis.com

Applicant is charged with following all duties and requirements of said Ordinance and conditions as set forth by the Historical Preservation Commission. Failure to comply may result in the decertification of this request.

Preliminary Certification granted this 21st day of September 2021.

**Approval Status**

☐ The application as received, has been approved by the Historic Preservation Commission.

☒ The application, has been approved by the Historic Preservation Commission with the following modification(s) per the Historic Preservation Commission;

1. Both the granite block and limestone will not be painted and any replacement of granite, limestone or mortar will match what is currently there.
2. If the decision is to have the paint removed from the exterior brick, then the mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Techniques used to remove existing mortar and paint must not damage the masonry units.
3. If any significant masonry need to be replaced, the applicant must submit plans for replacement to the Commission prior to installation of the new masonry.
4. This approval does not extend to work not submitted.

James B Thompson III  
Chair, Historic Preservation Commission

Lon Cochlin  
Attest: Staff Liaison

# EXHIBIT A

RECEIVED APR 04 2023

NPS Form 10-168c (Rev. 2019)

National Park Service  
Control No. 1024-0019



# HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 3 - REQUEST FOR CERTIFICATION OF COMPLETED WORK

APR 24 2023

NATIONAL PARK SERVICE

Instructions: This page requires the applicant's original signature and must be dated.

NPS Project Number  
43464

## 1. Historic Property Name Spivey Building

Street 1028 Third Avenue

City Conway County Horry State SC Zip 29526

Is property a certified historic structure? ☒ Yes ☐ No If yes, date of NPS certification 06/25/2021 OR date of National Register listing \_\_\_\_\_

## 2. Project Data

Project start date 01/04/2022 Project completed and building placed in service date 12/31/2022

Estimated rehabilitation costs (QRE) \$2,403,988 Total estimated costs (QRE plus non-QRE) \$2,419,114

Number of housing units before/after rehabilitation 0 / 8 Number of low-moderate housing units before/after rehabilitation 0 / 0

## 3. Project Contact (if different from applicant)

Name Janie Campbell Company Rogers Lewis Jackson Mann & Quinn, LLC

Street 1901 Main St. Suite 1200 City Columbia State SC

Zip 29201 Telephone (803) 978-1963 Email Address jcampbell@rogerslewis.com

## 4. Applicant (List all additional owners on next page.)

I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years. Additionally:

☐ If I am not the fee simple owner of the above described property, I have checked this box to attest that the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which statement (a) either is attached to this application form and incorporated herein, or has been previously submitted, and (b) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

☐ Applicant, SSN, or TIN has changed since previously submitted application.

☐ There are no additional owners within the meaning of "owner" set forth in 36 CFR § 67.2 (2011).

Name Robert B. Lewis Signature (Sign in Ink) [Signature] Date 03/21/2023

Applicant Entity Third & Laurel, LLC SSN \_\_\_\_\_ or TIN 26-3994026

Street 1901 Main St. Suite 1200 City Columbia State SC

Zip 29201 Telephone (803) 978-2838 Email Address rlewis@rogerslewis.com

## NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Request for Certification of Completed Work (Part 3) for this property and has determined that:

☒ the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." This certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.

☐ the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. However, because this property is not yet a "certified historic structure," the rehabilitation cannot be designated a "certified rehabilitation" eligible for Federal tax credits at this time. The property will become a "certified historic structure" on the date it or the historic district in which it is located is listed in the National Register of Historic Places. On that date, the completed rehabilitation will automatically become a "certified rehabilitation." It is the owner's responsibility to obtain such listing through the State Historic Preservation Office. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.

☐ the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

A copy of this determination will be provided to the Internal Revenue Service in accordance with Federal law.

Date

5/23/2023

National Park Service Authorized Signature (Sign in Ink)

[Signature]

☐ NPS Comments Attached

# EXHIBIT B



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 3 – REQUEST FOR CERTIFICATION OF COMPLETED WORK**

Instructions: This page must bear the applicant's original signature and must be dated.	NPS Project Number 43464
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**1. Historic Property Name** Spivey Building

Street 1028 Third Avenue

City Conway County Horry State SC Zip 29526

Is property a certified historic structure? ☒ Yes ☐ No If yes, date of NPS certification 06/25/2021 OR date of National Register listing \_\_\_\_\_

**2. Project Data**

Project start date 01/04/2022 Project completed and building placed in service date 12/31/2022

Estimated rehabilitation costs (QRE) \$2,403,988 Total estimated costs (QRE plus non-QRE) \$2,419,114

Number of housing units before/after rehabilitation 0 / 8 Number of low-moderate housing units before/after rehabilitation 0 / 0

**3. Project Contact** (If different from applicant)

Name Janie Campbell Company Rogers Lewis Jackson Mann & Quinn, LLC

Street 1901 Main St. Suite 1200 City Columbia State SC

Zip 29201 Telephone (803) 978-1963 Email Address jcampbell@rogerslewis.com

**4. Applicant** (List all additional owners on next page.)

I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years. Additionally:

☐ If I am not the fee simple owner of the above described property, I have checked this box to attest that the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which statement (a) either is attached to this application form and incorporated herein, or has been previously submitted, and (b) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

☐ Applicant, SSN, or TIN has changed since previously submitted application.

☐ There are no additional owners within the meaning of "owner" set forth in 36 CFR § 67.2 (2011).

Name Robert B. Lewis Signature (Sign in ink) [Signature] Date 03/21/2023

Applicant Entity Third & Laurel, LLC SSN \_\_\_\_\_ or TIN 26-3994026

Street 1901 Main St. Suite 1200 City Columbia State SC

Zip 29201 Telephone (803) 978-2838 Email Address rlewis@rogerslewis.com

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Request for Certification of Completed Work (Part 3) for this property and has determined that:

☐ the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation and is consistent with the historic character of the property and, where applicable, the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." This certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.

☐ the completed rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. However, because this property is not yet a "certified historic structure," the rehabilitation cannot be designated a "certified rehabilitation" eligible for Federal tax credits at this time. The property will become a "certified historic structure" on the date it or the historic district in which it is located is listed in the National Register of Historic Places. On that date, the completed rehabilitation will automatically become a "certified rehabilitation." It is the owner's responsibility to obtain such listing through the State Historic Preservation Office. Questions concerning specific tax consequences or interpretations of the Internal Revenue Code should be addressed to the Internal Revenue Service. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the Standards for Rehabilitation. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's Standards for Rehabilitation.

☐ the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

A copy of this determination will be provided to the Internal Revenue Service in accordance with Federal law.

Date \_\_\_\_\_ National Park Service Authorized Signature (Sign in ink) \_\_\_\_\_

☐ NPS Comments Attached



**Spivey Building**  
**1028 Third Ave. Conway, SC**  
**Part III Photographs – 1/30/2023, 3/16/2023**  
**Conway Downtown Historic District**



**Photo 1- South façade**



Photo 2 – Southwest oblique



Photo 3 – South façade storefront with granite border





Photo 4 – Storefront entrance with beadboard ceiling, looking east



Photo 5 – Storefront with "1936" engraved in granite storefront "cornice"



Photo 6 – Rusticated granite pillar at southwest corner of building



Photo 7 – West elevation



Photo 8 – Restored windows on west elevation





Photo 9 – Southernmost bay of west elevation reading as extension of storefront



Photo 10 – Rear Laurel Street storefront at northwest corner



Photo 11 – Restored storefront windows and door, west elevation



Photo 12 – Storefront at Laurel Street



Photo 13 – Restored in northernmost bay of west elevation



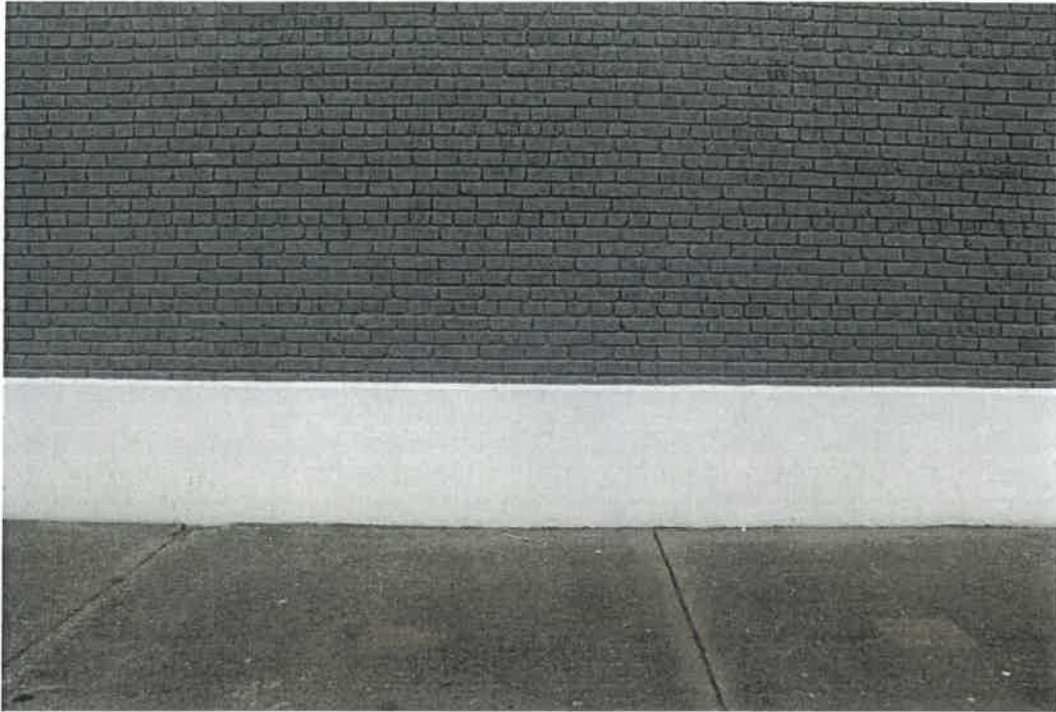


Photo 14 – Stucco water table on west elevation



Photo 15 – Northwest oblique





Photo 16 – Restored windows on north elevation



Photo 17 – East elevation with stepped parapet and



Photo 18 – Northeast oblique with rooftop HVAC units



Photo 19 – Rooftop HVAC units, looking west





Photo 20 – Parapet detail



Photo 21 – Commercial space at south façade entrance, looking north



Photo 22 – Southern commercial space, looking east with restored tin ceiling



Photo 23 – First floor commercial space, looking south



Photo 24 – First floor commercial work space, looking north





Photo 25 – Door to former corridor, first floor commercial space, looking north



Photo 26 – First floor commercial work space, looking south



Photo 27 – Change in flooring levels, looking east





Photo 28 – Corridor at center of building, looking north



Photo 29 – Re-worked stair from first to second levels

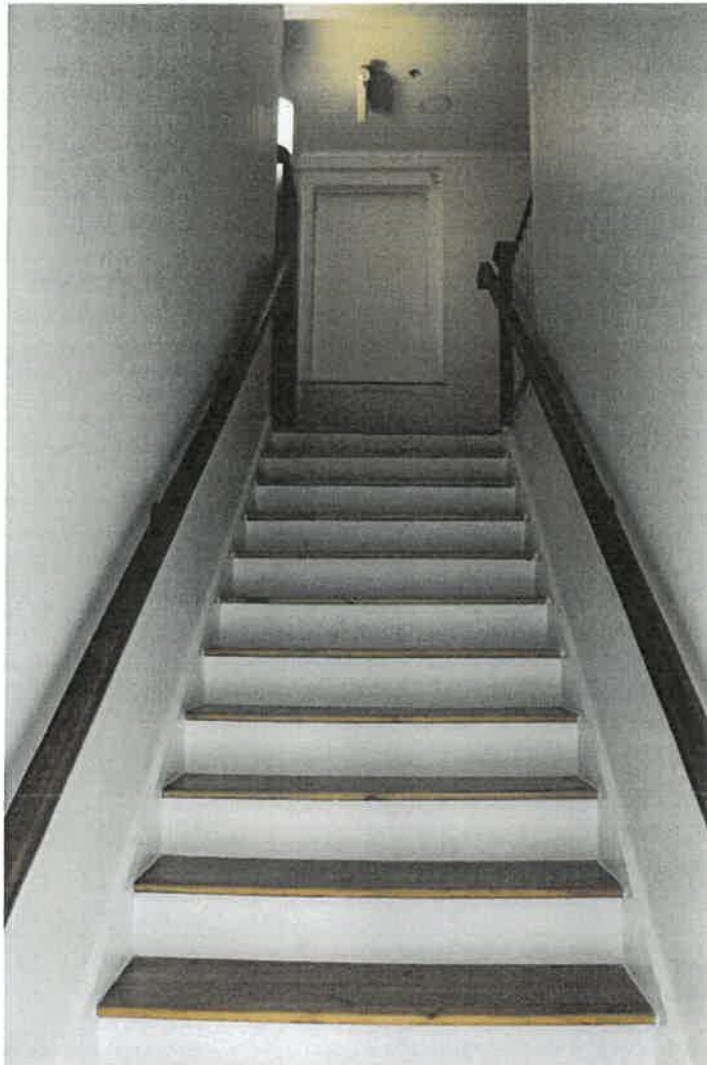


Photo 30 – Stairwell to second floor



Photo 31 – Rear first floor apartment, looking northeast

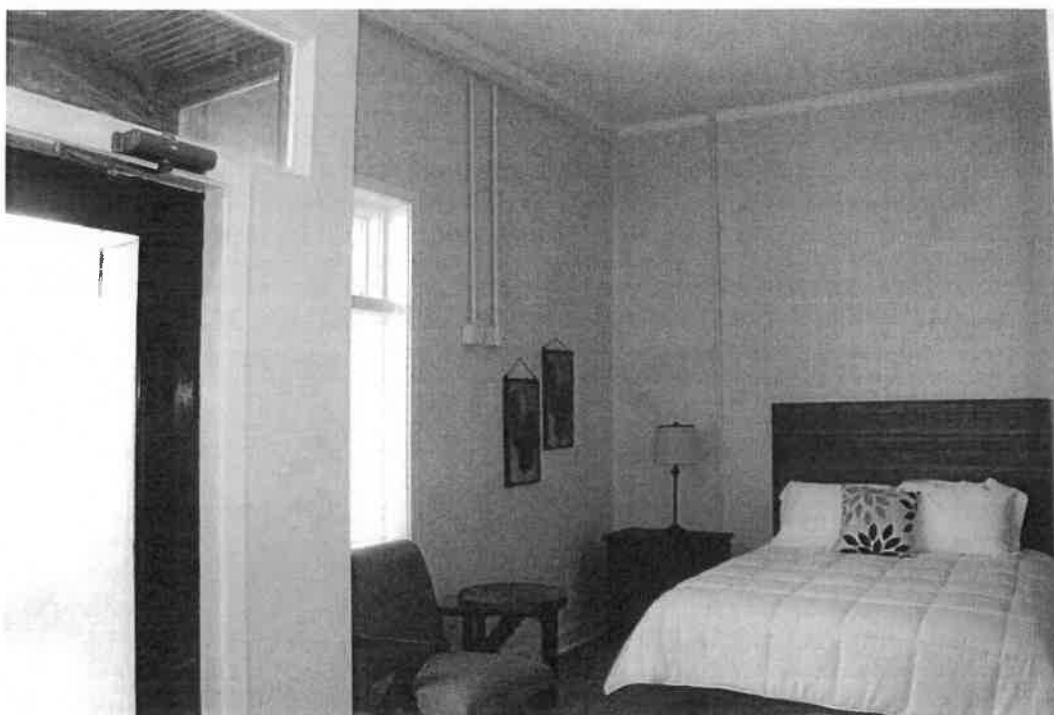


Photo 32 – First floor ADA unit, looking northwest





Photo 33 – Rear commercial block corridor, looking south



Photo 34 – Restored ceiling between first and second floors of rear commercial block

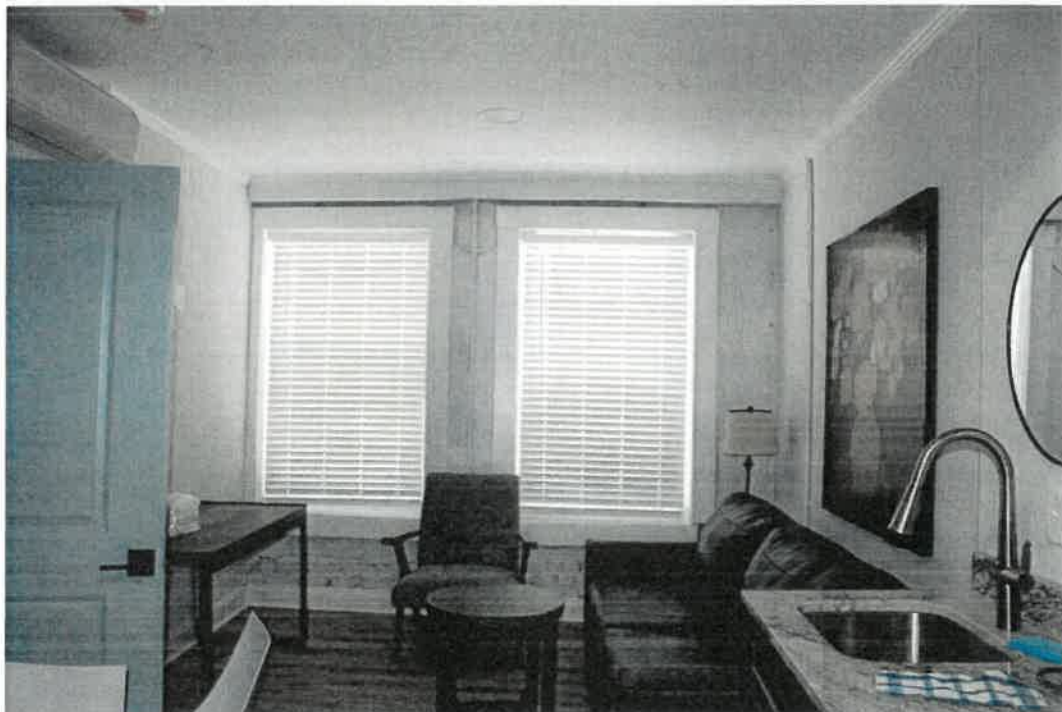


Photo 35 – Second floor of rear commercial block, looking west



Photo 36 – Second floor of rear commercial block, looking east

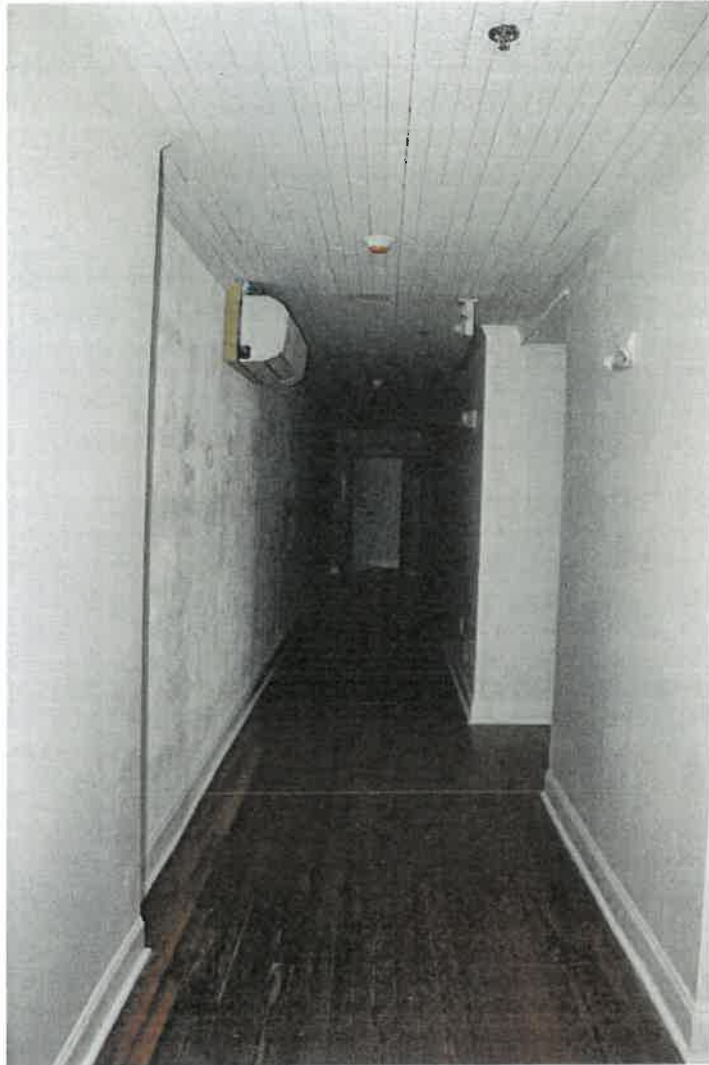


Photo 37 – Second floor corridor, looking south



Photo 38 – Second floor unit, looking northeast





Photo 39 – Landing of staircase leading to third floor, looking north



Photo 40 – Second floor corridor, looking west

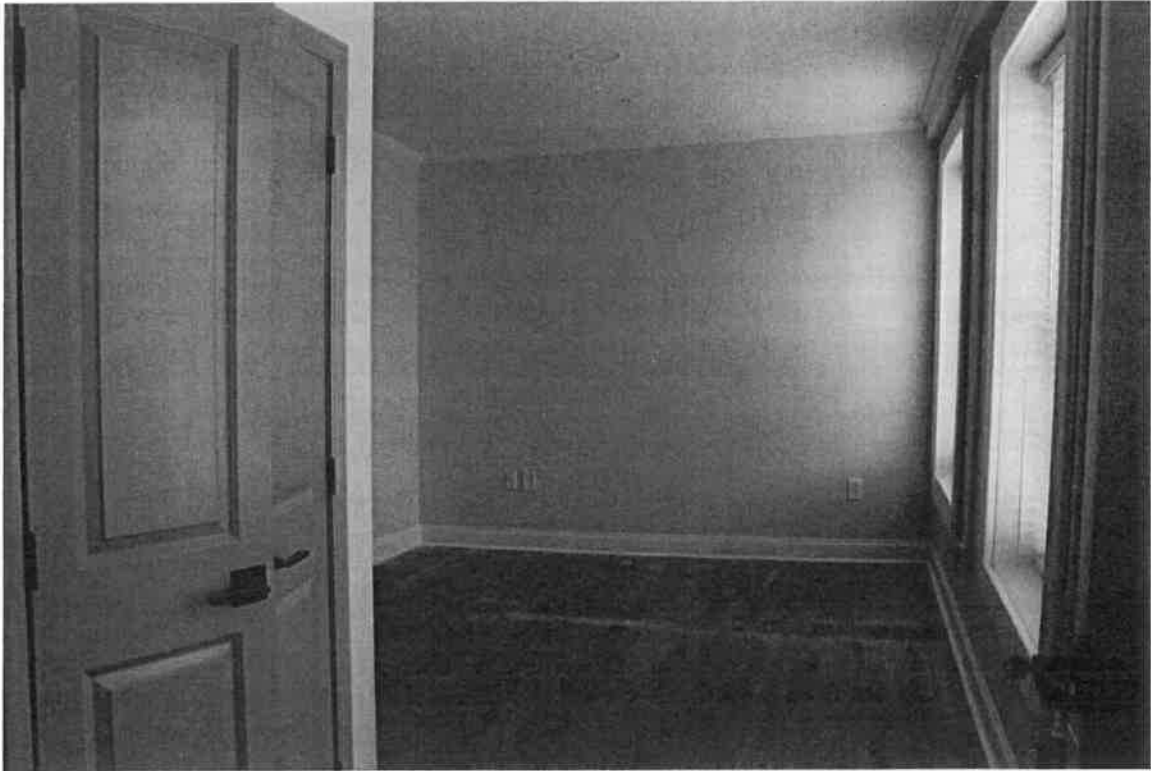


Photo 41 – Second floor studio unit, looking southeast



Photo 42 – Second floor corridor, looking north



Photo 43 – Second floor southernmost room's living room, looking south

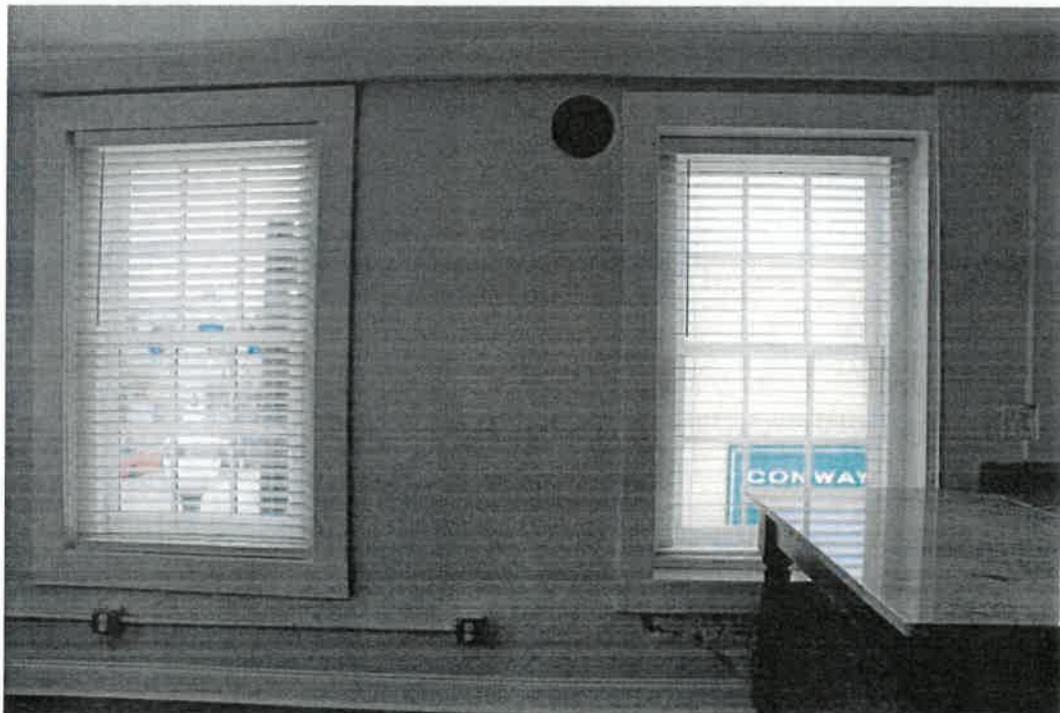


Photo 44 – Southernmost unit with second floor windows restored, looking west





Photo 45 – Second floor southernmost unit, looking north

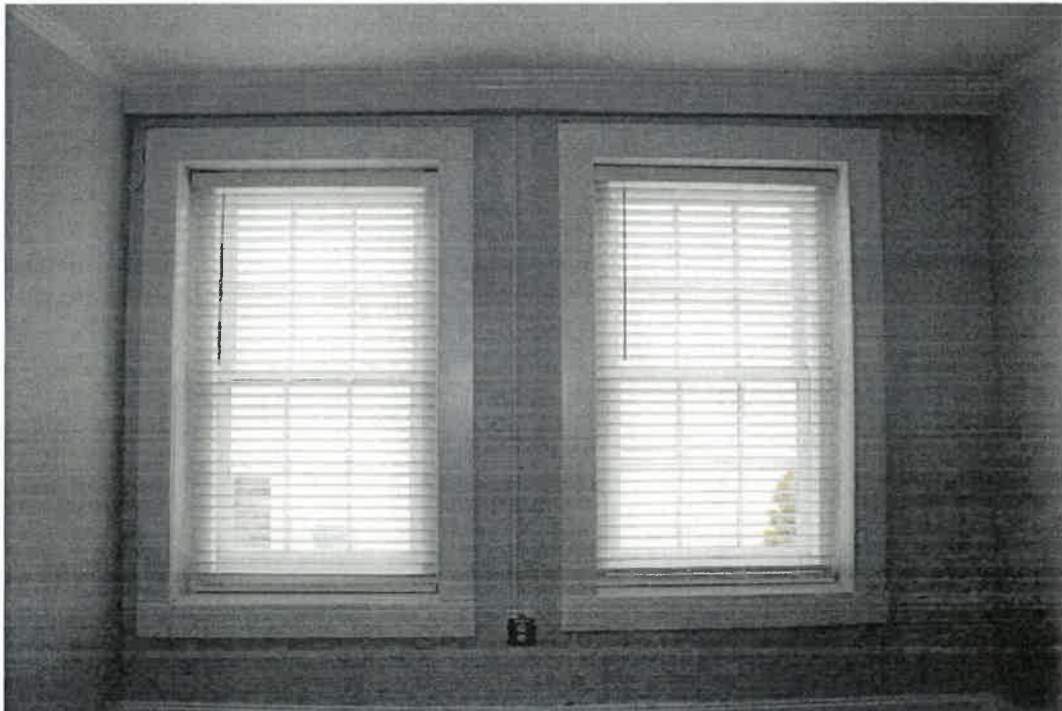


Photo 46 – Restored windows of second floor, looking west



Photo 47 – Second floor unit, looking east

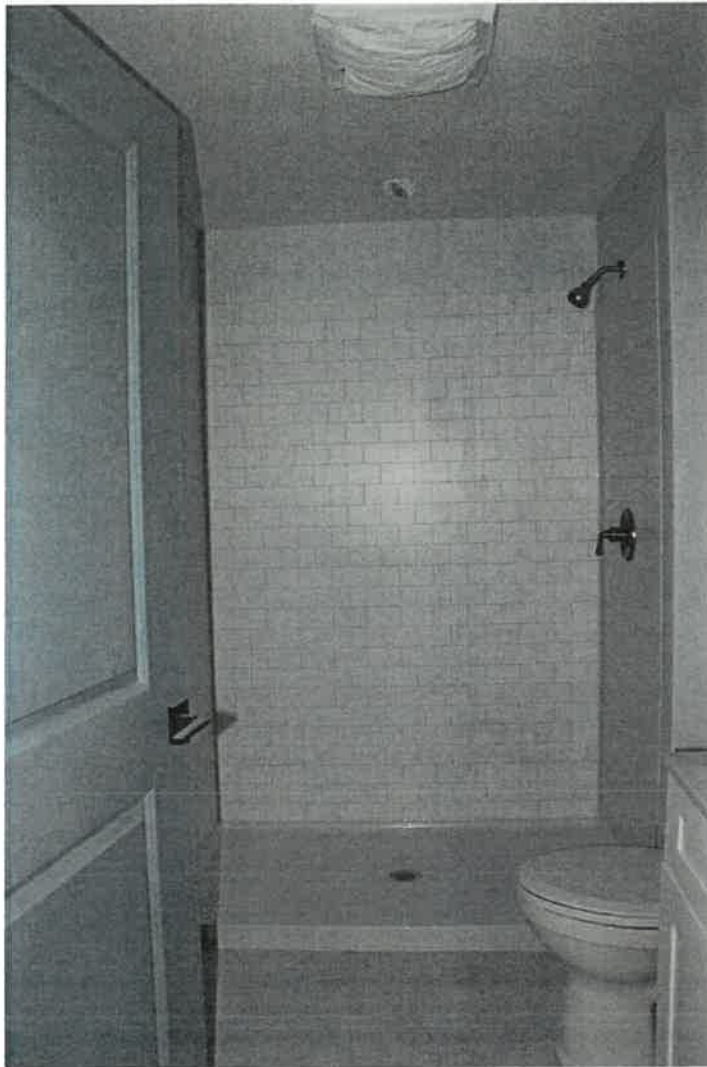


Photo 48 – Standard bathroom, second floor, looking north



Photo 49 – Second floor studio unit with restored windows, looking west

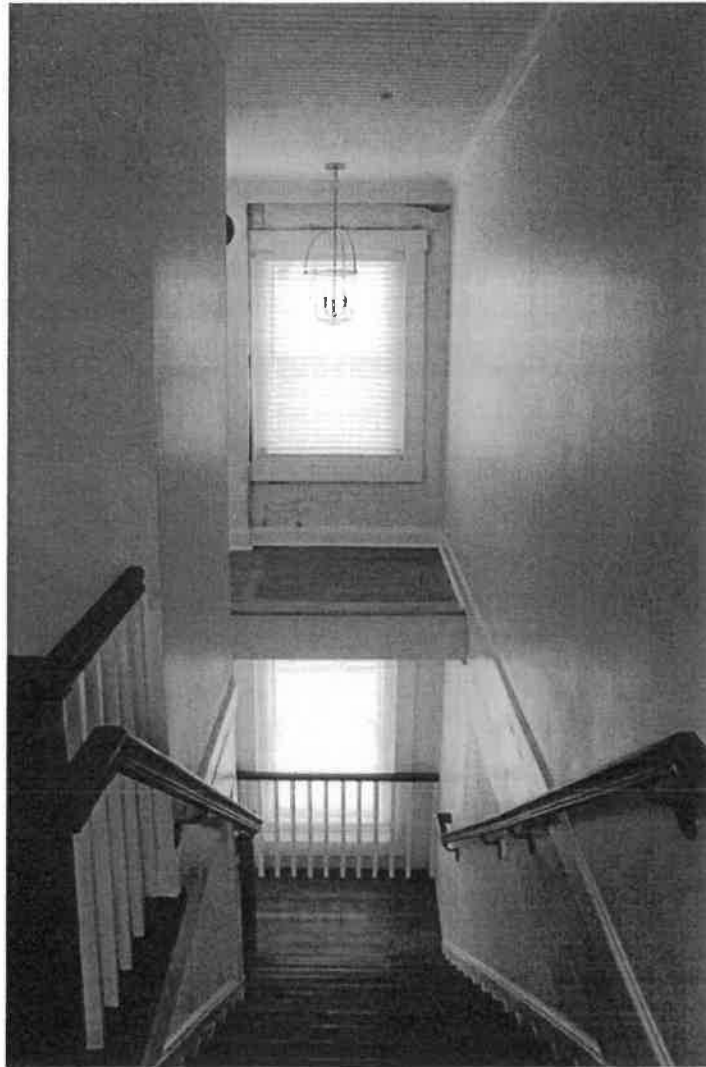


Photo 50 – Stair, looking from third floor to second





Photo 51 – Third floor northern block, looking north

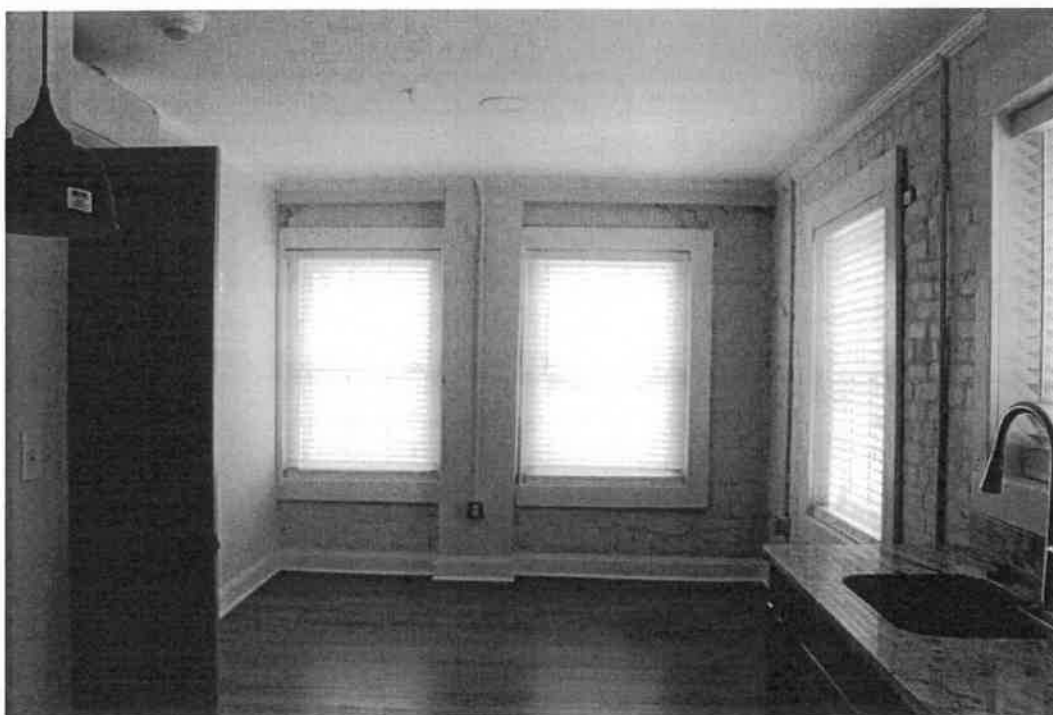


Photo 52 – Third floor northern block, looking west



Photo 53 – Third floor stair landing and corridor, looking south



Photo 54 – Third floor southernmost unit, looking north

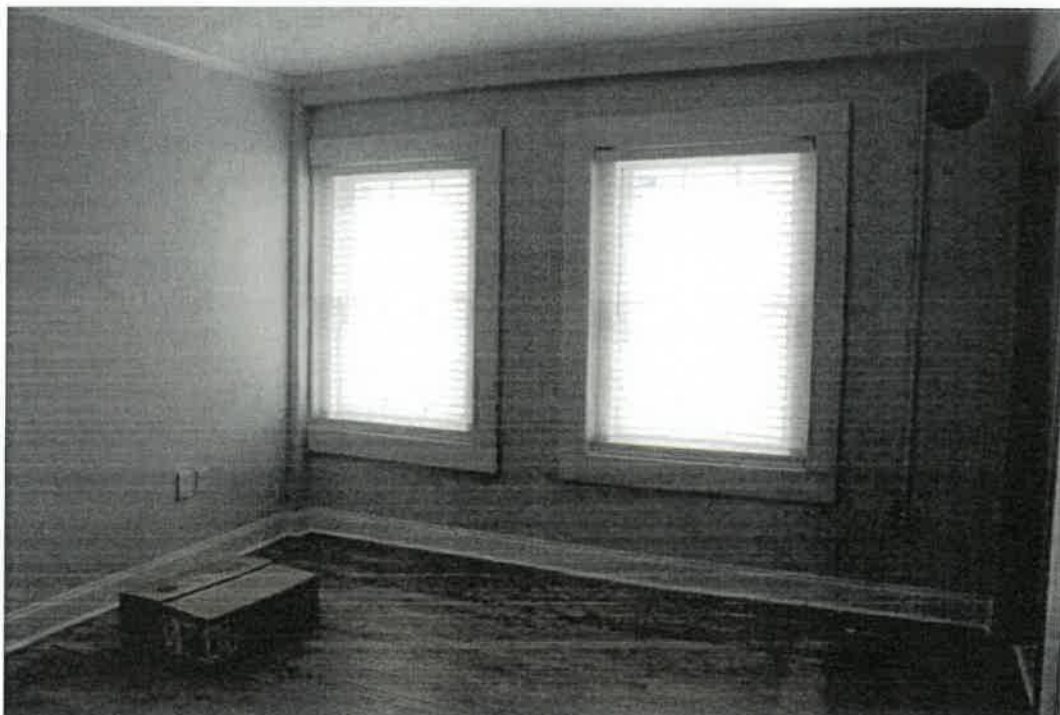


Photo 55 – Third floor corridor, looking north





**Photo 56 – Newly constructed walls of third floor unit, looking northeast**



**Photo 57 – Plaster and sheet rock walls, restored windows, third floor, looking southwest**



Photo 58 – Third floor studio unit, looking east



Photo 59 – Restored windows in third floor unit, looking west



Photo 60 – Restored pressed tin ceiling in first floor commercial block, looking east

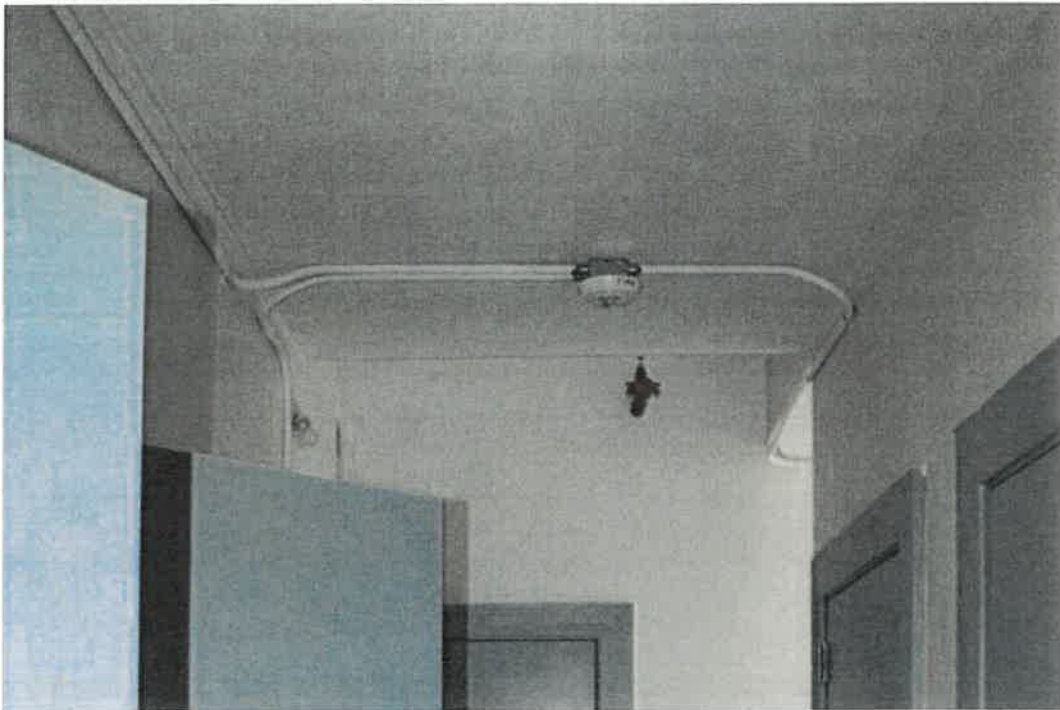


Photo 61 – Sheet rock ceiling in rear first floor hallway



Photo 62 – Restored pressed tin ceiling at first floor commercial space



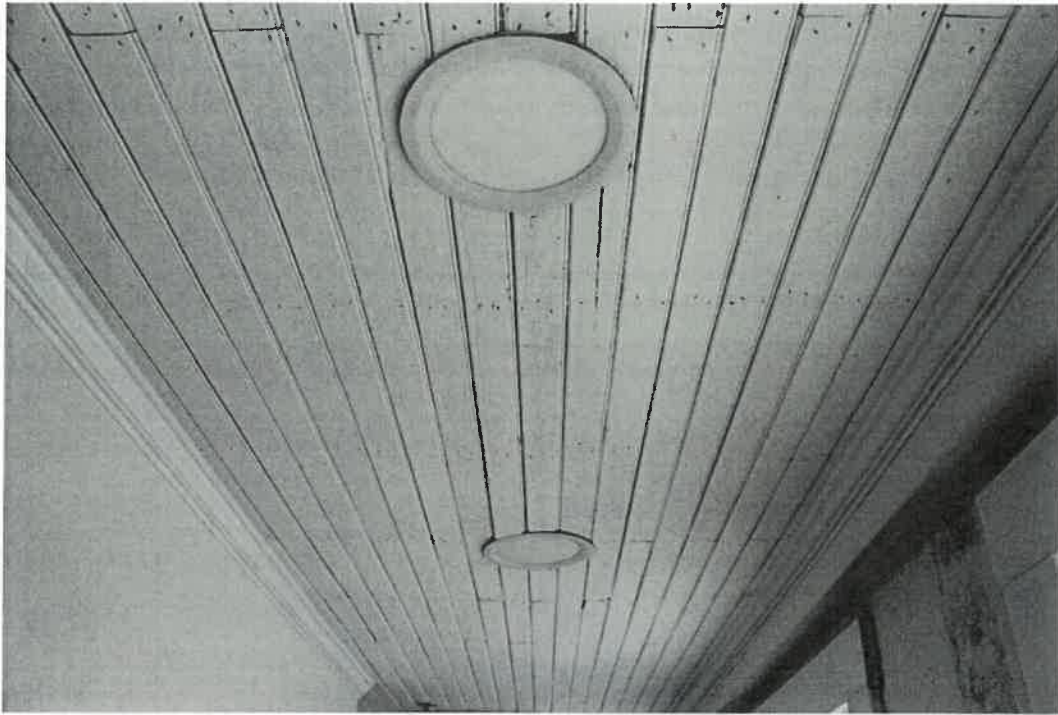


Photo 63 – Beadboard ceiling in second floor stair corridor

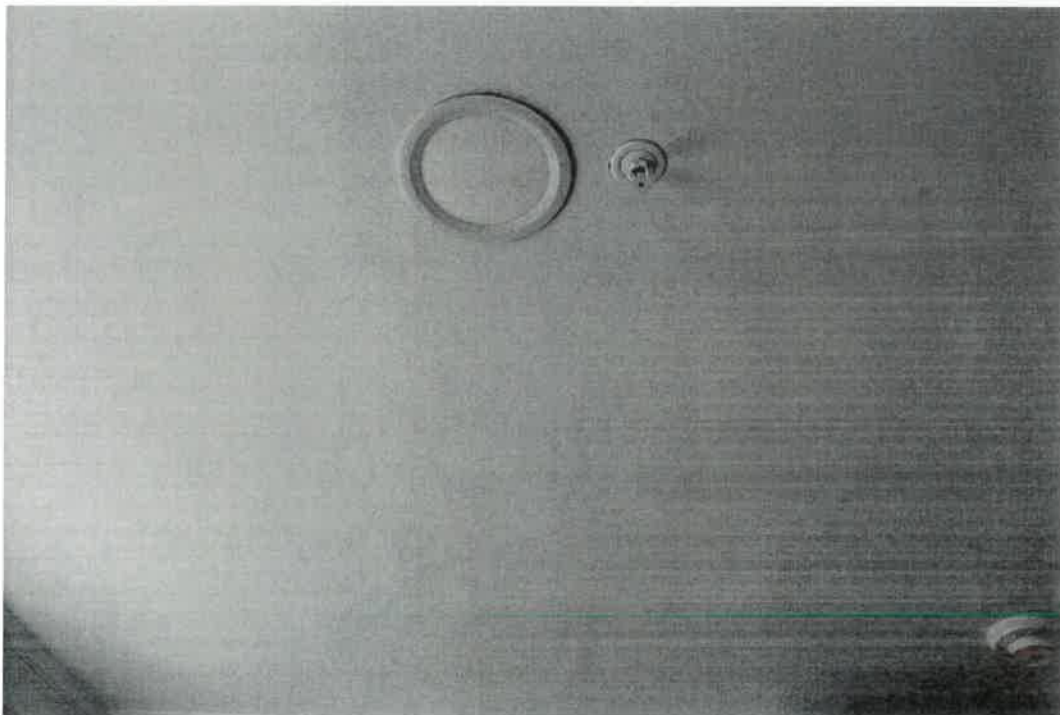


Photo 64 – Sheet rock ceiling in second floor northernmost unit





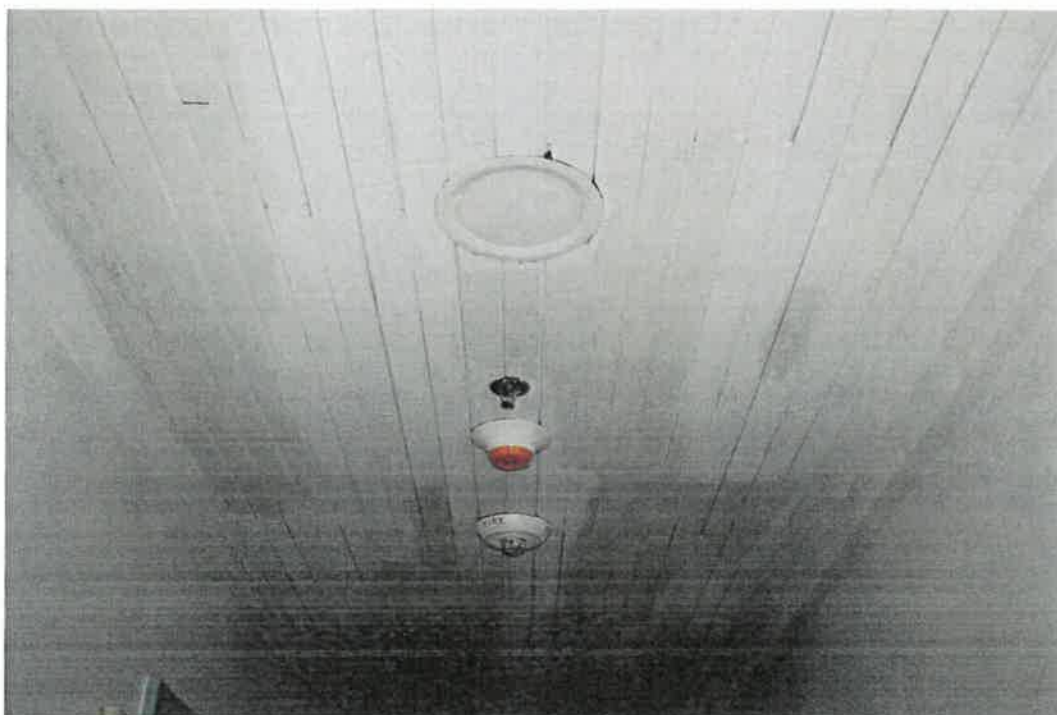
Photo 65 – Sheet rock ceiling in second floor southernmost unit



Photo 66 – Beadboard ceiling in second floor corridor



**Photo 67 – Sheet rock ceiling in third floor southernmost unit**



**Photo 68 – Restored beadboard on third floor ceiling**

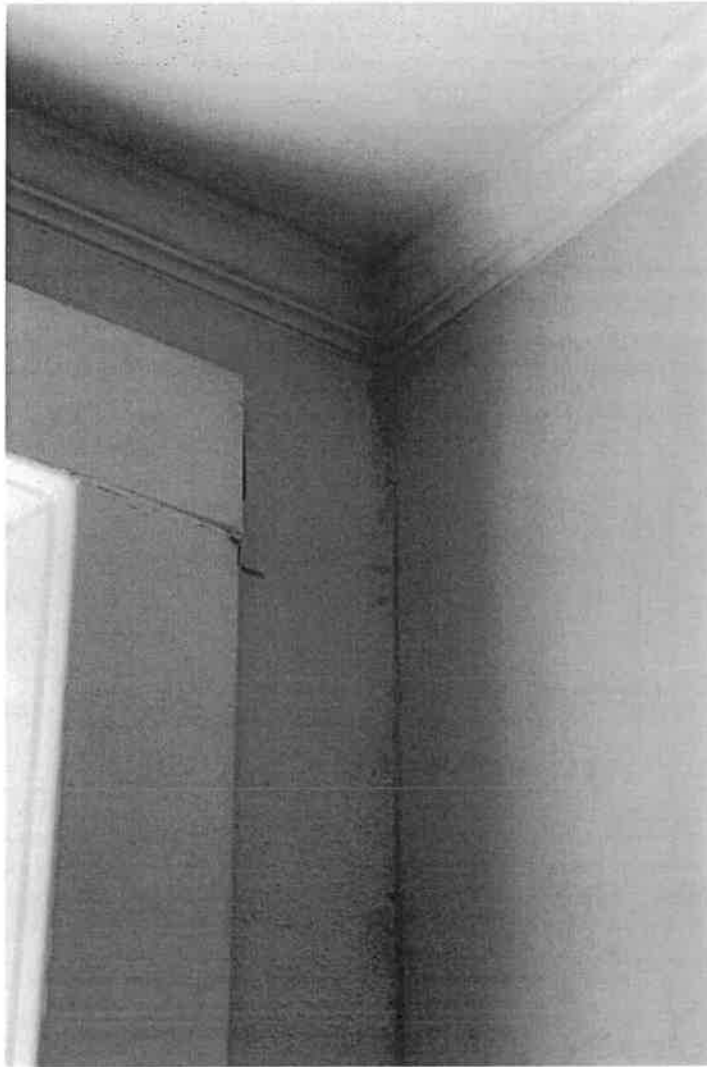


Photo 69 – Repaired gap at south elevation

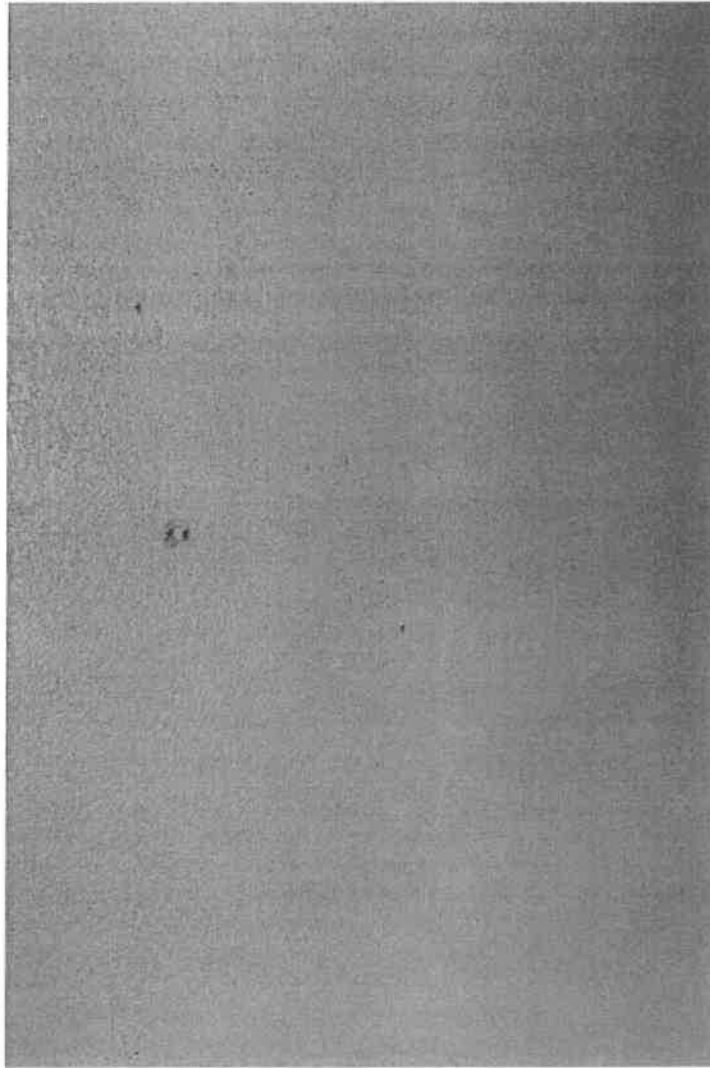


Photo 70 – Rough plaster on second floor



Photo 71 – Plaster and sheet rock walls, second floor, looking northeast





Photo 72 – Plaster and sheet rock walls at third floor, looking west

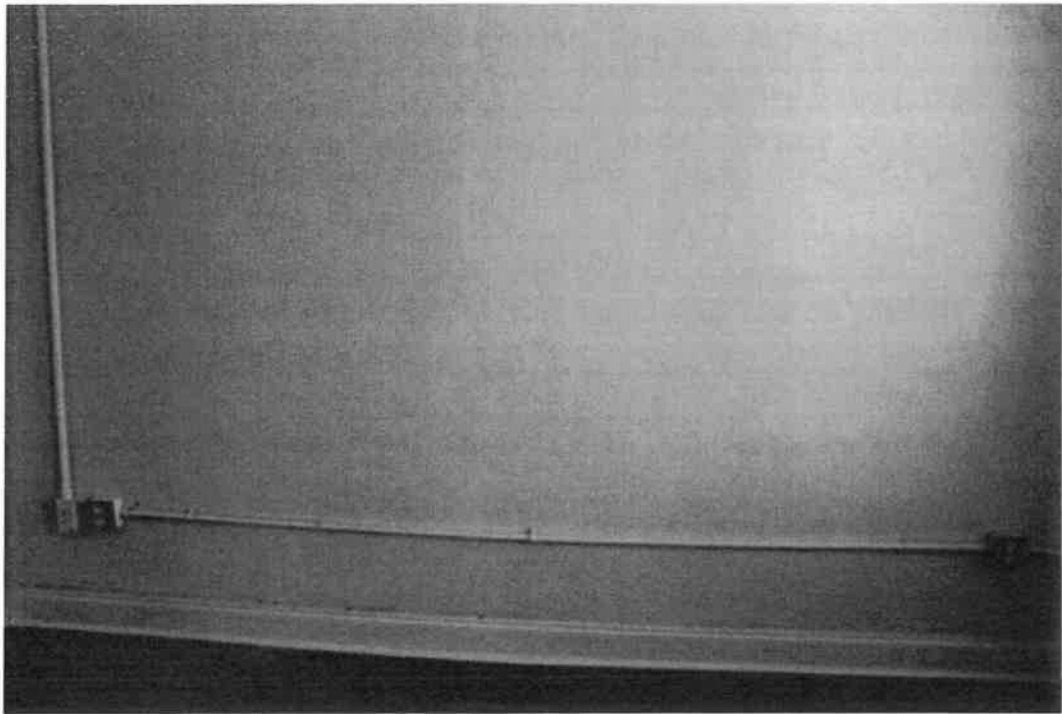


Photo 73 – Smooth plaster wall on third floor, looking east



Photo 74 – Restored smooth plaster on south wall

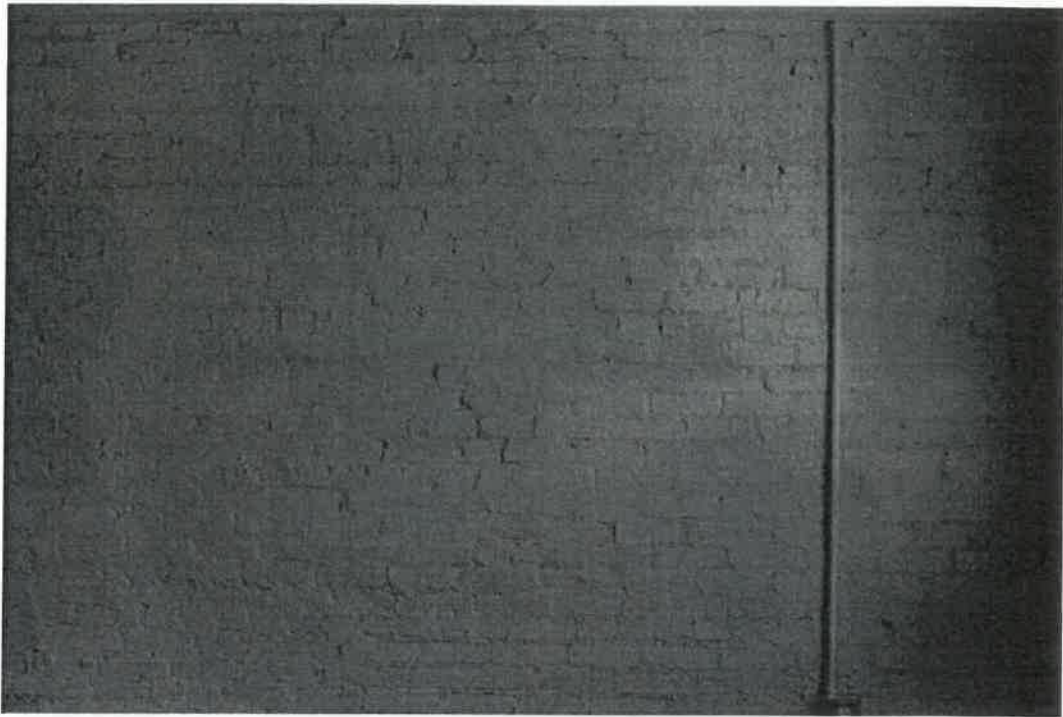


Photo 75 – Painted brick on third floor eastern wall



Photo 76 – Baseboard on second floor



Photo 77 – Third floor trim, southernmost unit



Photo 78 – Trim in second floor hallway



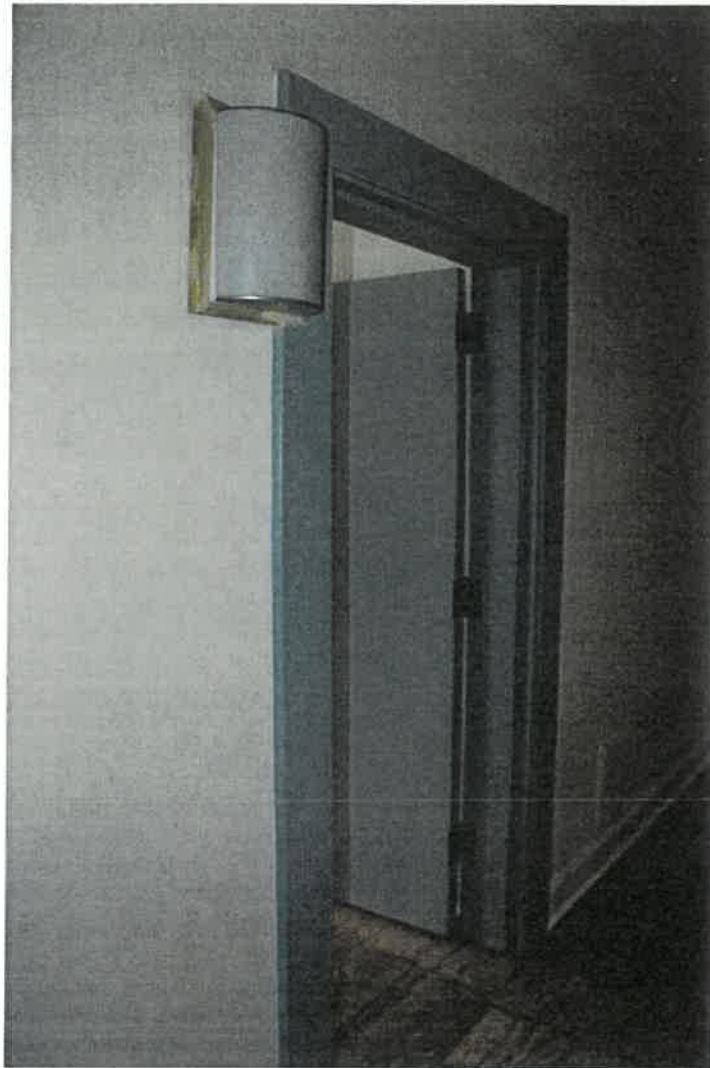


Photo 79 – Plain door casing, third floor

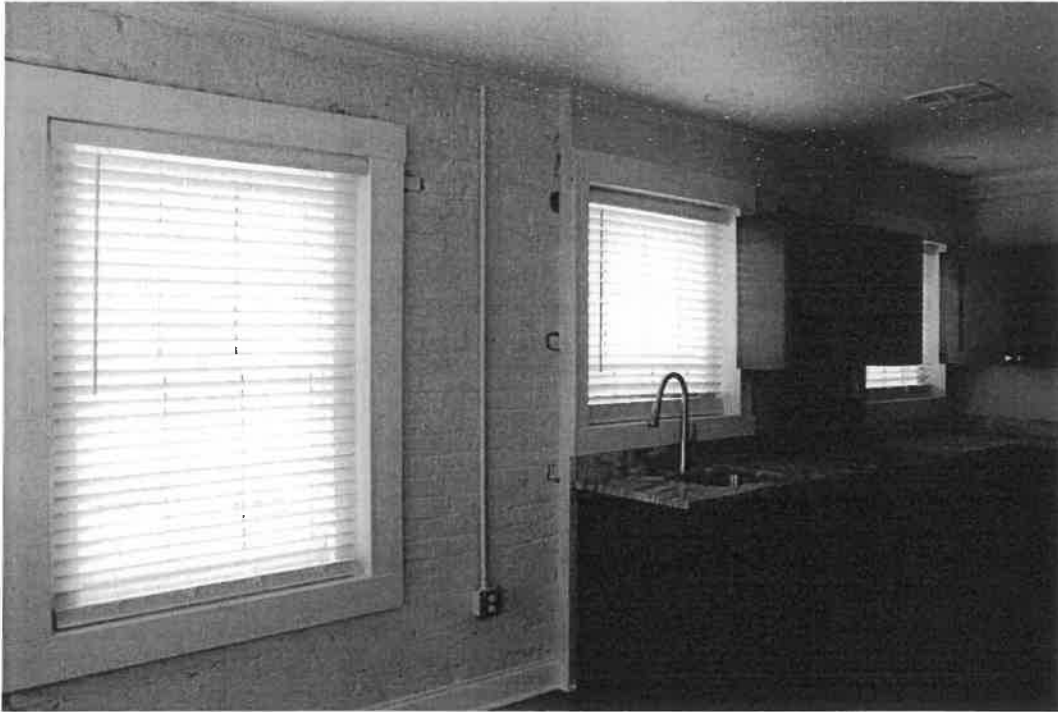


Photo 80 – Missing plaster and new sheet rock, repaired trim, third floor southern unit, looking northwest

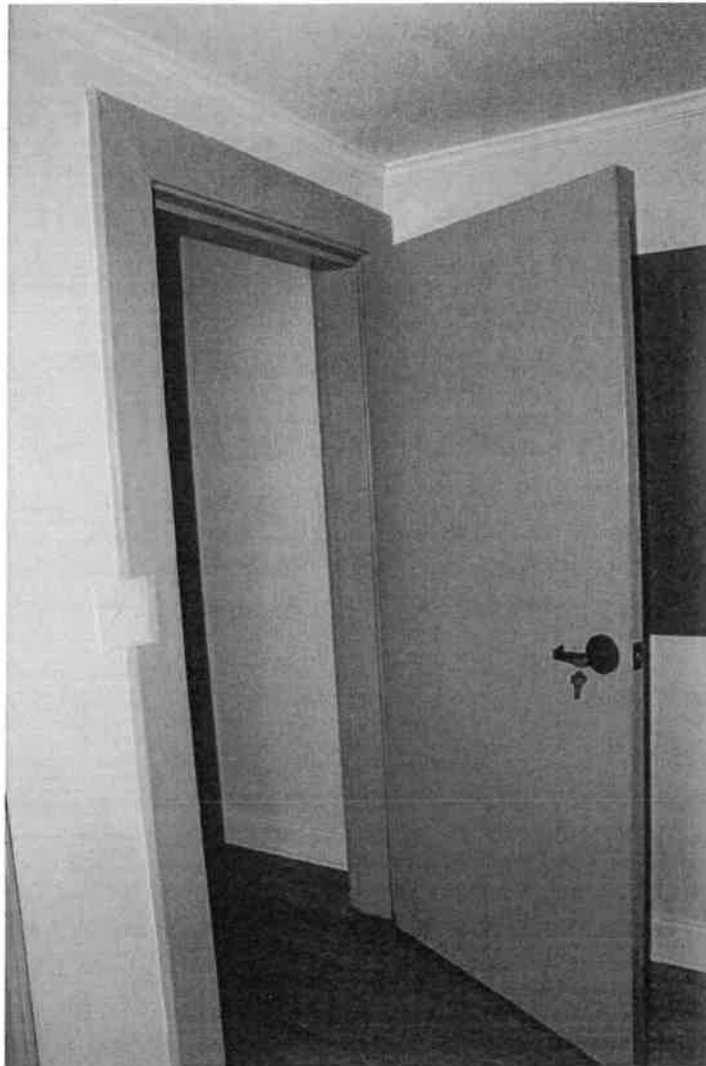


Photo 81 – Standard door casing to each unit with new flush fire-rated doors to units



Photo 82 – Trim detail at third floor stair

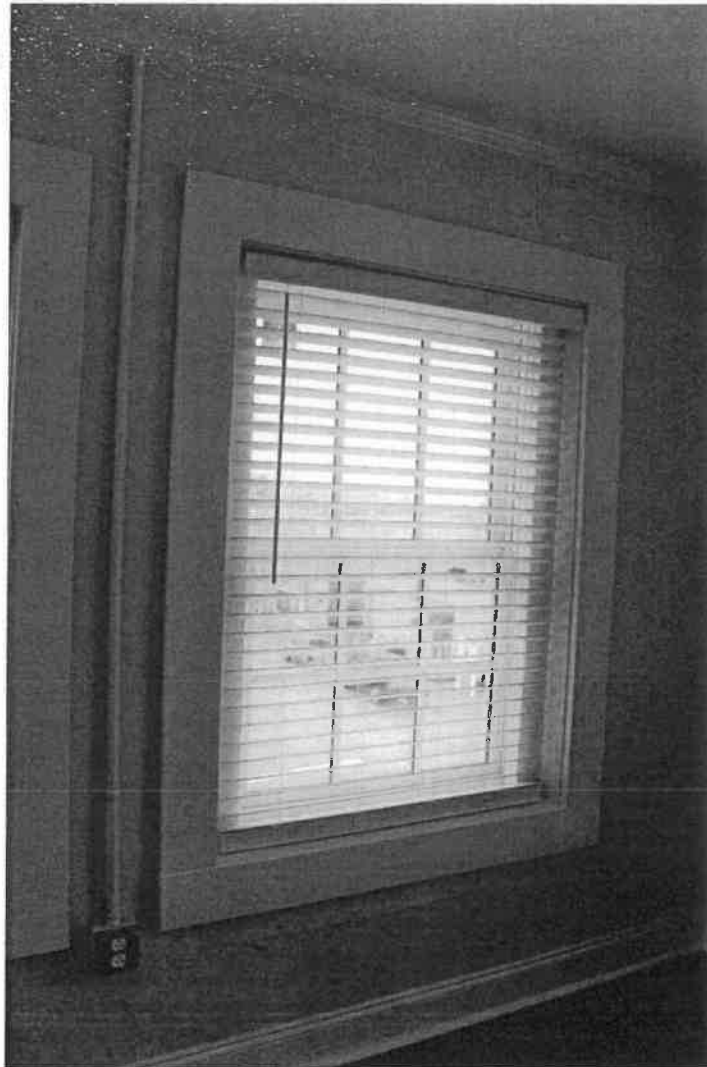


Photo 83 – Restored window casing, third floor, looking west

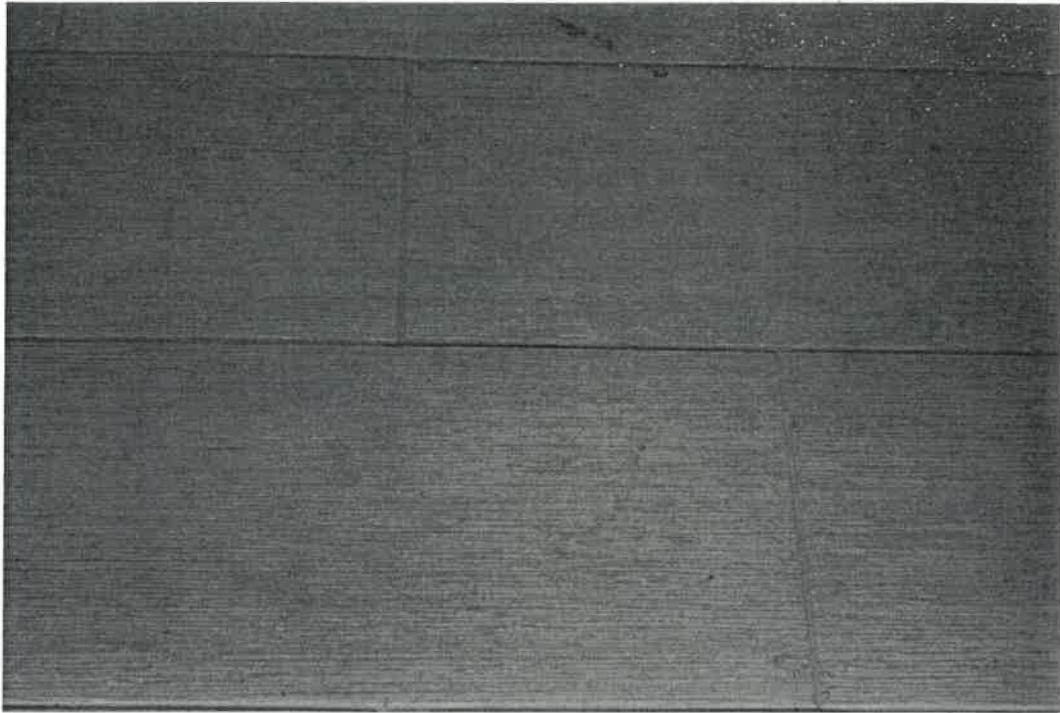




Photo 84 – Varying trim detail at third floor stair



Photo 85 – Flooring at first floor ADA unit and rear first floor corridor



**Photo 86 – Tile flooring in all bathrooms**



**Photo 87 – Second level flooring**





Photo 88 – Second level flooring at landing



Photo 89 – Second level flooring detail



Photo 90 – Third level flooring



Photo 91 – Banister and newel detail at third floor





Photo 92 – Banister detail



Photo 93 – Former location of spiral staircase, looking southeast





Photo 94 – Flush, fire-rated apartment door

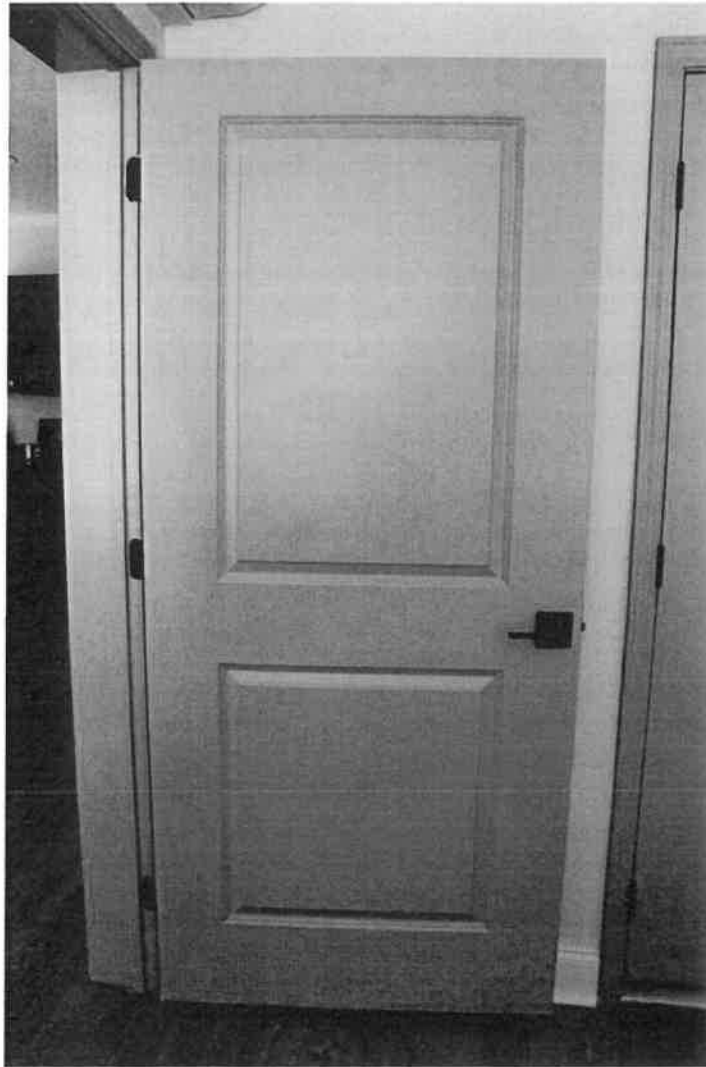
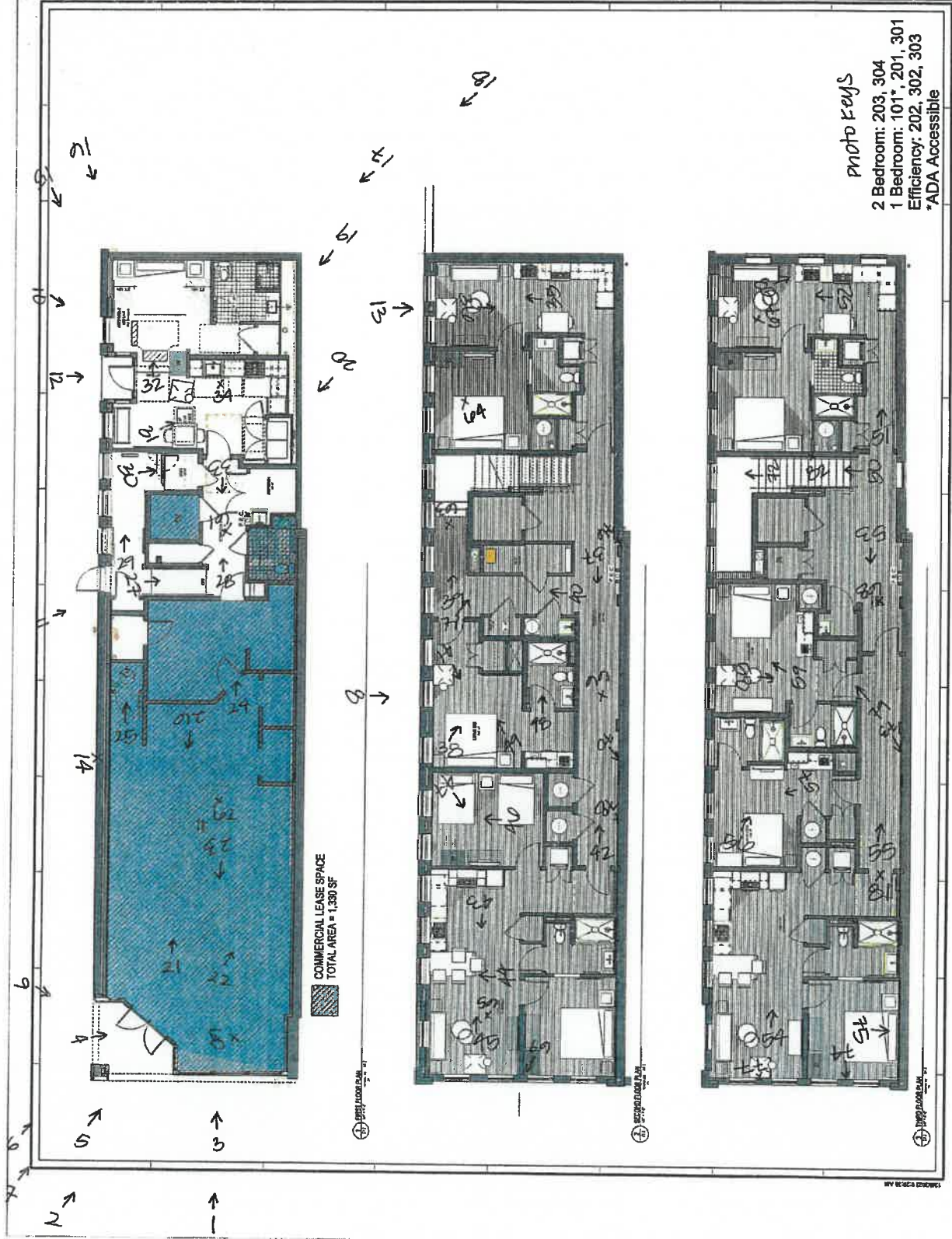


Photo 95 – Two-panel door inside unit



*photo keys*  
2 Bedroom: 203, 304  
1 Bedroom: 101, 201, 301  
Efficiency: 202, 302, 303  
\*ADA Accessible

COMMERCIAL LEASE SPACE  
TOTAL AREA = 1,330 SF

# EXHIBIT C



## **Budget Cost Breakdown**

Third & Laurel - Conway, SC

*Budget Estimate*

August 4, 2021

<b><u>Description</u></b>	<b><u>Building Cost</u></b>
<b><u>Sitework</u></b>	
- Hardscape - Sidewalk repairs for fire protection underground	\$9,865
- Site Utilities - Fire line UG only (use existing sewer, domestic, electric)	\$35,140
- Demolition - Minimal abatement per report	\$38,850
<b><u>Concrete</u></b>	
- Concrete - Trench and pourback of SOG for utilities	\$11,425
<b><u>Masonry</u></b>	
- Masonry - Misc. Point/Patch & Infill, and remove window brick infill	\$39,500
<b><u>Metals</u></b>	
- Miscellaneous Steel	\$2,500
<b><u>Wood and Plastics</u></b>	
- Rough Carpentry - Framing - No elevator shaft, no parapet framing, framing reinforcing only as needed upon visual inspection	\$93,380
- Casework - Kitchen cabinets, vanities	\$79,820
- Granite Tops	\$25,600
- Closet Shelving	\$5,000
- Millwork - Finish Carpentry and trim	\$55,640
<b><u>Moisture Protection</u></b>	
- Waterproofing	\$5,000
- Roofing (includes \$3,000 allowance for substrate repairs)	\$49,632
- Insulation	\$9,400
- Plaster - Rough repairs only	\$5,700
- Caulking	\$2,660
<b><u>Doors &amp; Windows</u></b>	
- Doors, frames, and Hardware	\$48,650
- Storefront and stair detail glass	\$6,210
- Windows	\$63,465
- Mirrors	\$2,345
<b><u>Finishes</u></b>	
- Drywall - No elevator shaft	\$68,005
- Hard Tile	\$23,305
- Wood floor repairs	\$24,688





Third & Laurel - Conway, SC  
Budget Estimate  
August 4, 2021

### Budget Cost Breakdown

<u>Description</u>	<u>Building Cost</u>
- Carpet	\$5,910
- Misc. Finishes	\$5,000
- Expose tin ceilings in front tenant space	\$2,000
- Painting	
Exterior pressure wash and paint	\$19,100
Interior	\$25,430
<u>Specialties</u>	
- Toilet Accessories	\$3,814
- Fire Extinguishers and code required signage	\$1,928
- Canopy - Owner's selection	\$5,200
<u>Equipment</u>	
- Residential Appliances	\$29,200
<u>Furnishings</u>	
- None included	\$0
<u>Conveying Systems</u>	
- Elevators - NIC	\$0
<u>Mechanical</u>	
- Sprinkler	\$38,974
- Plumbing - Includes trim and shower units	\$79,171
- HVAC	\$101,080
<u>Electrical</u>	
- Electrical & Fire Alarm - Excludes lighting package (Owner to furnish light	\$139,896
- Electrical - Lighting Package - Excluded, lights to be OFCI	\$0
- BDA System - Not included	\$0
- Fire Alarm	\$22,300
<u>General Conditions</u>	
- Field Personnel, Temporaries, Equipment, Safety, Expendables	\$128,600
- Project Clean-Up	\$18,950
<u>Permits, Licenses, Insurance &amp; Bonds</u>	
- Business License, Buildier's Risk, CGL	\$33,308
- Building Permit, Plan Review, Business License	\$11,674



## **Budget Cost Breakdown**

Third & Laurel - Conway, SC  
*Budget Estimate*  
August 4, 2021

<b><u>Description</u></b>	<b><u>Building Cost</u></b>
<b><u>Construction Fees</u></b>	
- Design Fees - Design & Engineering for Permit Drawings - NIC	\$0
- Abatement Report	\$4,300
- Construction Fee	\$103,299
<b><u>Contingency</u></b>	
- Contractor's Contingency	\$15,086
<b><u>Project Total</u></b>	<b><u>\$1,500,000</u></b>

***BUILDING A BETTER EXPERIENCE***

1919 Augusta Hwy - Lexington, SC - 803.490.2243 - [www.montgomery-co.com](http://www.montgomery-co.com)

# EXHIBIT D

# APPLICATION FOR PAYMENT

Page 1 of 2 Pages

TO OWNER:  
Third & Laurel LLC  
1028 3rd Avenue  
Conway, SC 29526

PROJECT:  
The Spivey Building Apartments  
1028 3rd Avenue  
Conway, SC 29526

APPLICATION #: 11  
APPLICATION DATE: 12/28/2022  
PERIOD TO: 12/28/2022

Distribution to:  
☒ OWNER  
☒ CONTRACTOR

FROM CONTRACTOR:  
Montgomery Construction Group, LLC  
1919 Augusta Hwy  
Lexington, SC 29072

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.  
Continuation Sheet, Page 2 of 2, is attached.

1. ORIGINAL CONTRACT SUM	\$ 1,500,000.00
2. Net change by Change Orders/Adjustments	\$ 261,866.44
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 1,761,866.44
4. TOTAL COMPLETED & STORED TO DATE	\$ 1,761,866.44

(Column G on Page 2)

### 5. Retainage:

a. 0% of Completed Work	\$ -
(Columns D + E on Page 2)	
b. 0% of Stored Material	\$ -
(Column F on Page 2)	

Total Retainage (Line 5a + 5b or

Total in Column I of Page 2)

6. Total Earned Less Retainage \$ 1,761,866.44

(Line 4 less Line 5 Total)

7. Less Previous Certificates for Payment \$ 1,472,293.60

(Line 6 from prior Pay App)

8. Current Payment Due \$ 289,572.84

9. Balance to finish, including Retainage  
(Line 3 less Line 6) \$ (0.00)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 64,603.00	\$ -
Total Approved this Month	\$ 197,263.44	\$ -
TOTALS	\$ 261,866.44	\$ -
Net Changes by Change Order	\$ 261,866.44	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By:

Date:

State of:

County Of:

Subscribed and sworn to before  
me this

day of

Notary Public:

My Commission Expires:



# CONTINUATION SHEET

Page 2 of 2 Pages

APPLICATION FOR PAYMENT, containing  
Contractor's signature, is attached.

APPLICATION NO.: 11  
APPLICATION DATE: 12/28/2022  
PERIOD TO: 12/28/2022

A	B	C	D	E	F	G		H	I
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED	TOTAL COMPLETED & STORED TO DATE (D+E+F)	%( G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (0%)
			FROM PREVIOUS APPLICATION	THIS PERIOD					
1	Sitework/demolition	\$ 83,855.00	\$ 71,418.00	\$ 12,437.00		\$ 83,855.00	100%	\$ -	\$ -
2	Concrete	\$ 11,425.00	\$ 11,377.00	\$ 48.00		\$ 11,425.00	100%	\$ -	\$ -
3	Masonry	\$ 39,500.00	\$ 39,500.00	\$ -		\$ 39,500.00	100%	\$ -	\$ -
4	Metals	\$ 2,500.00	\$ 2,500.00	\$ -		\$ 2,500.00	100%	\$ -	\$ -
5	Wood & Plastics	\$ 259,440.00	\$ 251,988.00	\$ 7,452.00		\$ 259,440.00	100%	\$ -	\$ -
6	Thermal & Moisture Protection	\$ 72,392.00	\$ 72,392.00	\$ -		\$ 72,392.00	100%	\$ -	\$ -
7	Doors & Windows	\$ 120,670.00	\$ 117,452.00	\$ 3,218.00		\$ 120,670.00	100%	\$ -	\$ -
8	Drywall & Paint	\$ 112,535.00	\$ 103,721.00	\$ 8,814.00		\$ 112,535.00	100%	\$ -	\$ -
9	Flooring & Misc. Finishes	\$ 60,903.00	\$ 54,511.00	\$ 6,392.00		\$ 60,903.00	100%	\$ -	\$ -
10	Specialties	\$ 10,942.00	\$ 9,154.00	\$ 1,788.00		\$ 10,942.00	100%	\$ -	\$ -
11	Equipment - Residential Appliances	\$ 29,200.00	\$ 26,960.00	\$ 2,240.00		\$ 29,200.00	100%	\$ -	\$ -
12	Sprinkler	\$ 38,974.00	\$ 36,721.00	\$ 2,253.00		\$ 38,974.00	100%	\$ -	\$ -
13	Plumbing	\$ 79,171.00	\$ 77,066.00	\$ 2,105.00		\$ 79,171.00	100%	\$ -	\$ -
14	HVAC	\$ 101,080.00	\$ 98,025.00	\$ 3,055.00		\$ 101,080.00	100%	\$ -	\$ -
15	Electrical & Fire Alarm	\$ 162,196.00	\$ 157,942.00	\$ 4,254.00		\$ 162,196.00	100%	\$ -	\$ -
16	General Conditions	\$ 147,550.00	\$ 144,821.00	\$ 2,729.00		\$ 147,550.00	100%	\$ -	\$ -
17	Permits, Licenses, Insurance	\$ 44,982.00	\$ 44,982.00	\$ -		\$ 44,982.00	100%	\$ -	\$ -
18	Construction Fees	\$ 122,685.00	\$ 117,279.00	\$ 5,406.00		\$ 122,685.00	100%	\$ -	\$ -
	Approved Adds:								
19	CO#1 Electrical Material Increase-Dec 21'	\$ 4,243.48	\$ 4,243.48	\$ -	\$ -	\$ 4,243.48	100%	\$ -	\$ -
20	CO#2 Roof Deck Repairs	\$ 5,097.12	\$ 5,097.12	\$ -	\$ -	\$ 5,097.12	100%	\$ -	\$ -
21	CO#3 Sprial Ductwork in Retail Space	\$ 3,450.00	\$ 3,450.00	\$ -	\$ -	\$ 3,450.00	100%	\$ -	\$ -
22	COR#4r1 Parapet Bracing Addition	\$ 22,786.20	\$ 19,856.00	\$ 2,930.20	\$ -	\$ 22,786.20	100%	\$ -	\$ -
23	COR#5r1 Added HVAC Unit	\$ 14,950.00	\$ 12,100.00	\$ 2,850.00	\$ -	\$ 14,950.00	100%	\$ -	\$ -
24	COR#6 Scaffolding Rental-Sidewalk Tunnel	\$ 14,076.20	\$ 14,076.20	\$ -	\$ -	\$ 14,076.20	100%	\$ -	\$ -
25	Pay Apo #10 Short Pay (\$100K of \$124,338.20)	\$ -	\$ (24,338.20)	\$ 24,338.20	\$ -	\$ -	100%	\$ -	\$ -
26	COR #07 - Budget Line Item Increases (excludes mark-	\$ 272,756.39	\$ -	\$ 272,756.39	\$ -	\$ 272,756.39	100%	\$ -	\$ -
27	COR #08 - Electrical Inverter	\$ 9,507.05	\$ -	\$ 9,507.05	\$ -	\$ 9,507.05	100%	\$ -	\$ -
28	COR #09 - Deductive CO for Owner Direct Paid Items	\$ (85,000.00)	\$ -	\$ (85,000.00)	\$ -	\$ (85,000.00)	100%	\$ -	\$ -
		\$ 1,761,866.44	\$ 1,472,293.60	\$ 289,572.84	\$ -	\$ 1,761,866.44	100%	\$ -	\$ -



# EXHIBIT E

**Third & Laurel  
Conway, SC  
SCENARIO #: 1 - BASE CASE**

**ACQUISITION & DEVELOPMENT COSTS**

	Item	Unit of Measure	Unit Cost	Total Cost	PSF Cost
<b>Acquisition</b>					
1	Purchase Price	N/A	N/A	\$ 373,000	\$ 62.27
2	Transfer Tax	% of purchase price	0.00%	\$ -	\$ -
3	Recordation Tax	\$/1000 of purchase price	\$ 3.70	\$ -	\$ -
4	Legal Fees	N/A	N/A	\$ 5,500	\$ 0.92
5	Due Diligence	N/A	N/A	\$ -	\$ -
6	Title Insurance	N/A	N/A	\$ 2,500	\$ 0.42
7	Brokers Commission	% of purchase price	0.0%	\$ -	\$ -
8	Total Acquisition Costs			\$ 381,000	\$ 63.61
<b>Hard Costs (Construction)</b>					
9	Building Costs	\$/sf	\$ -	\$ 1,443,570	\$ 241.00
	Lighting			\$ 25,000	
	Tap Fees			\$ 10,000	
	Apartment Furniture and Essentials			\$ 80,000	
10	Contingency	% of Hard Costs	5.0%	\$ 108,049	\$ 18.04
11	Total Hard Costs			\$ 1,666,619	\$ 278.23
<b>Soft Costs (Construction)</b>					
12	Tenant Allowance	from Rent Schedule	N/A	\$ -	\$ -
13	Architectural/MEP Fees	N/A	N/A	\$ 90,000	\$ 15.03
14	Environmental Site Assessment	N/A	N/A	\$ 2,100	\$ 0.35
15	Legal-Historic Rehab/Syndication	N/A	N/A	\$ 37,500	\$ 6.26
16	Historic Application Fees	N/A	N/A	\$ 25,880	\$ 4.32
17	Legal - Leasing	N/A	N/A	\$ -	\$ -
18	Legal - Tax Credit Investor	N/A	N/A	\$ 10,000	\$ 1.67
19	Accounting	N/A	N/A	\$ 12,000	\$ 2.00
20	Insurance (during construction)	N/A	N/A	\$ 3,000	\$ 0.50
21	Property Taxes During Construction	N/A	N/A	\$ 1,600	\$ 0.27
22	Contingency	% of Soft Costs	10.0%	\$ 18,208	\$ 3.04
23	Total Soft Costs			\$ 200,288	\$ 33.44
<b>Site Costs (Hard/Soft)</b>					
24	Hardscape	N/A	N/A	\$ 9,865	\$ 1.65
25	Site Utilities	N/A	N/A	\$ 35,140	\$ 5.87
26	Concrete	N/A	N/A	\$ 11,425	\$ 1.91
27		N/A	N/A	\$ -	\$ -
28		N/A	N/A	\$ -	\$ -
29	Contingency	% of Site Costs		\$ 5,000	\$ 0.83
30	Total Site Costs			\$ 61,430	\$ 10.26
<b>Financing Costs</b>					
31	Appraisal	N/A	N/A	\$ 5,000	\$ 0.83
32	Legal - Loan	N/A	N/A	\$ 10,000	\$ 1.67
33	Interest on Construction Loan	from Financing Schedule	N/A	\$ 25,726	\$ 4.29
34	Points (construction loan)	from Financing Schedule	N/A	\$ 12,500	\$ 2.09
35	Interest on Seller Financing	from Financing Schedule	N/A	\$ 21,953	\$ 3.66
36	Contingency	% of Financing Costs		\$ 10,000	\$ 1.67
37	Total Financing Costs			\$ 85,179	\$ 14.22
38	Development Fee	% of Development Costs (excl Acquisition Costs)	15.0%	\$ 302,027	\$ 50.42
39	<b>**Total Acquisition &amp; Development Costs**</b>			\$ 2,696,543	\$ 450.17
40	Development Costs Qualified for Historic Tax Credits			\$ 2,148,738	
41	Effective Historic Tax Credit Rate			48.2%	
42	Historic Tax Credits			\$ 1,036,410	

**NOTES**

41 20% fed credit \* 98.99% \* \$0.72 credit price; plus, 50% state credits (ab and hist) \* 100% \* \$0.67 credit price  
42 net effect of both federal and state tax programs.

**TAX CREDITS SUMMARY:**

	Credits	Pricing
Fed Historic Tax Credits	\$ 425,407	\$ 0.72
State HTC	\$ 537,185	\$ 0.67
State ABTC	\$ 552,542	\$ 0.67
Total TC	\$ 1,515,134	
Syndicated Percentage		

# EXHIBIT F

# THIRD AND LAUREL LLC CONSTRUCTION & OPER - \*\*\*\*\*0907

## Account information

### Balance

Previous day transactions (-\$0.00 / +\$0.00)	\$0.00
Current balance	\$366.96
Total float	\$0.00
Holds	\$0.00
Pending transactions (-\$0.00 / +\$0.00)	\$0.00
Other transfers	\$0.00
Today's float	\$0.00
Available balance	\$366.96
Line of credit	\$0.00
Total funds available	\$366.96

### Activity

Last deposit (Nov 24, 2023)	\$299.55
Last check (Nov 21, 2023)	\$8,992.81
Last overdrawn	Oct 18, 2023



### Interest

Last interest payment	\$0.00
-----------------------	--------











## Search transactions

Activity: Date range; Start date: Nov 15, 2021; End date: Aug 31, 2023; Type: All

## Transactions

 Pending  Posted

Total debits: -1,742,542.63 (141) Total credits: +2,012,618.35 (43)

Date ▾	Description ▾	Debit ▾	Credit ▾	Balance
 Aug 30, 2023	<u>Check #1082</u>	27,500.00		
 Aug 29, 2023	HORRY TELEPHONE DESC K2774827210	674.66		
 Aug 25, 2023	Incoming Wire 68572769		297,048.63	
 Aug 25, 2023	Incoming Wire Fee 68572769	15.00		
 Aug 25, 2023	STR HOST, LLC SENDER 668524638		287.95	
 Aug 21, 2023	JJPF Payments 817ECHECK 13706744	1,307.45		
 Aug 21, 2023	JJPF Payments 817ECHECK 13706743	4,246.24		
 Aug 21, 2023	<u>Check #1074</u>	497.20		
 Aug 18, 2023	STR HOST, LLC SENDER 667405522		3,486.90	
 Aug 15, 2023	PAYMENT TO TERM LOAN R/E FIX LOAN 101004056	8,992.81		

● Aug 15, 2023	<u>Deposit</u>		1,400.00
● Aug 15, 2023	Member Loan to Third and Laurel LLC		3,700.00
● Aug 15, 2023	<u>Deposit</u>		3,700.00
● Aug 14, 2023	<u>Check #1075</u>	548.87	
● Aug 11, 2023	STR HOST, LLC SENDER 666229798		1,502.19
● Aug 04, 2023	<u>Check #1073</u>	4,218.80	
● Aug 04, 2023	STR HOST, LLC SENDER 665013104		2,293.29
● Aug 01, 2023	ACH STERLING BANK STERLING BANK LOAN #144483	938.14	
● Jul 28, 2023	RAY REALTY, INC. 283359-123 843-248-6363	240.00	
● Jul 28, 2023	STR HOST, LLC SENDER 663391788		3,603.39
● Jul 26, 2023	HORRY TELEPHONE DESC M1333629412	674.66	
● Jul 24, 2023	<u>Check #1070</u>	396.88	
● Jul 24, 2023	<u>Check #1071</u>	592.77	
● Jul 21, 2023	STR HOST, LLC SENDER 662172824		3,971.27
● Jul 17, 2023	PAYMENT TO TERM LOAN R/E FIX LOAN 101004056	8,992.81	
● Jul 14, 2023	STR HOST, LLC SENDER 661026822		2,529.99
● Jul 12, 2023	<u>Deposit</u>		1,400.00
● Jul 10, 2023	STR HOST, LLC SENDER 660065834		4,112.87
● Jul 03, 2023	SANTEE COOPER UTILITY 2834293	268.80	
● Jul 03, 2023	ACH STERLING BANK STERLING BANK LOAN #144483	1,652.74	
● Jul 03, 2023	IPAYSMART INC UTILITY 2825699	12.95	
● Jun 27, 2023	HORRY TELEPHONE DESC Q2413428182	674.66	
● Jun 16, 2023	Member Loan to Third and Laurel LLC		5,250.00
● Jun 15, 2023	PAYMENT TO TERM LOAN R/E FIX LOAN 101004056	8,992.81	
● Jun 15, 2023	<u>Deposit</u>		6,650.00
● Jun 12, 2023	<u>Check #1069</u>	165.55	
● Jun 06, 2023	<u>Check #1068</u>	1,174.50	
● Jun 06, 2023	<u>Check #1066</u>	399.00	
● Jun 01, 2023	<u>Check #1067</u>	1,050.00	
● Jun 01, 2023	ACH STERLING BANK STERLING BANK LOAN #144483	1,707.83	
● May 26, 2023	HORRY TELEPHONE DESC K2754368563	936.19	
● May 23, 2023	<u>Deposit</u>		8,000.00
● May 22, 2023	Member Loan		8,000.00
● May 22, 2023	RAY REALTY, INC. 283359-123 843-248-6363	145.00	
● May 22, 2023	PAYMENT TO TERM LOAN R/E FIX LOAN 101004056	8,992.81	
● May 12, 2023	<u>Deposit</u>		1,400.00
● May 09, 2023	<u>Check #1063</u>	1,198.92	
● May 08, 2023	<u>Check #1065</u>	144.49	
● May 01, 2023	ACH STERLING BANK STERLING BANK LOAN #144483	1,652.73	
● May 01, 2023	NPS APPLICATION NPS PAYMEN 0000	2,389.83	
● Apr 28, 2023	<u>Check #1064</u>	8,375.51	



● Apr 26, 2023	<u>Deposit</u>	1,400.00
● Apr 24, 2023	CAROLINA LINEN L SALE	2,400.00
● Apr 17, 2023	PAYMENT TO TERM LOAN R/E FIX LOAN 101004056	8,992.81
● Apr 14, 2023	<u>Check #1061</u>	1,625.00
● Apr 12, 2023	<u>Check #1059</u>	285.00
● Apr 11, 2023	<u>Check #1058</u>	1,351.14
● Apr 11, 2023	<u>Check #1060</u>	676.72
● Apr 03, 2023	ACH STERLING BANK STERLING BANK LOAN #144483	1,707.83
● Mar 27, 2023	<u>Check #1057</u>	379.03
● Mar 24, 2023	<u>Check #1056</u>	950.00
● Mar 16, 2023	Outgoing Wire Fee 31501	25.00
● Mar 16, 2023	Outgoing Wire 31501	12,600.00
● Mar 15, 2023	PAYMENT TO TERM LOAN R/E FIX LOAN 101004056	8,992.81
● Mar 13, 2023	<u>Check #1055</u>	200.00
● Mar 03, 2023	<u>Check #1053</u>	7,491.59
● Mar 02, 2023	<u>Deposit</u>	1,400.00
● Mar 02, 2023	<u>Miscellaneous Debit</u>	500.00
● Mar 01, 2023	SENECA INS 2143443000	1,174.00
● Mar 01, 2023	ACH STERLING BANK STERLING BANK LOAN #144483	1,266.98
● Feb 21, 2023	<u>Check #1052</u>	3,436.22
● Feb 15, 2023	<u>Check #1051</u>	6,500.00
● Feb 15, 2023	<u>Check #1050</u>	11,523.68
● Feb 15, 2023	PAYMENT TO TERM LOAN R/E FIX LOAN 101004056	8,992.81
● Feb 13, 2023	<u>Deposit</u>	1,400.00
● Feb 09, 2023	RAY REALTY, INC. 283359-123 843-248-6363	120.00
● Feb 09, 2023	RAY REALTY, INC. 283359-123 843-248-6363	120.00
● Feb 07, 2023	<u>Check #1049</u>	10,845.00
● Feb 06, 2023	M5 VENTURES LIMI SALE	572.20
● Feb 01, 2023	ACH STERLING BANK STERLING BANK LOAN #144483	3,640.37
● Jan 31, 2023	HORRY COUNTY, SC 8439158678 340323442544	2,433.69
● Jan 30, 2023	<u>Check #1041</u>	5,700.00
● Jan 30, 2023	<u>Check #1038</u>	4,177.44
● Jan 27, 2023	<u>Loan Advance</u>	118,595.48
● Jan 18, 2023	BUSINESS INTERNET TRANSFER FROM 2010003693 ON 1/18/23 AT 14:33	3,500.00
● Jan 18, 2023	PAYMENT TO TERM LOAN R/E FIX LOAN 101004056	8,992.81
● Jan 12, 2023	<u>Deposit</u>	1,400.00
● Jan 10, 2023	<u>Check #1048</u>	3,500.00
● Jan 04, 2023	<u>Check #1047</u>	4,000.00
● Jan 04, 2023	<u>Check #1045</u>	7,000.00
● Jan 03, 2023	ACH STERLING BANK STERLING BANK LOAN #144483	3,640.38

● Dec 30, 2022	<u>Check #1042</u>	4,000.00	
● Dec 23, 2022	<u>Check #1046</u>	1,200.00	
● Dec 22, 2022	<u>Check #1043</u>	3,000.00	
● Dec 22, 2022	<u>Check #1044</u>	1,140.00	
● Dec 16, 2022	<u>Check #1039</u>	1,400.00	
● Dec 15, 2022	PAYMENT TO TERM LOAN R/E FIX LOAN 101004056	3,957.59	
● Dec 13, 2022	Outgoing Wire 30265	24,000.00	
● Dec 13, 2022	Outgoing Wire Fee 30265	25.00	
● Dec 13, 2022	<u>Check #1040</u>	600.00	
● Dec 12, 2022	<u>Miscellaneous Debit</u>	100,000.00	
● Dec 12, 2022	Outgoing Wire 30246	11,085.66	
● Dec 12, 2022	Outgoing Wire Fee 30246	25.00	
● Dec 09, 2022	<u>Loan Advance</u>		169,428.83
● Dec 09, 2022	<u>Check #1037</u>	664.00	
● Dec 06, 2022	SENECA INS 2143443000	1,175.00	
● Dec 05, 2022	<u>Check #1035</u>	1,200.00	
● Dec 02, 2022	<u>Check #1036</u>	600.00	
● Dec 01, 2022	ACH STERLING BANK STERLING BANK LOAN #144483	3,522.95	
● Nov 15, 2022	PAYMENT TO TERM LOAN R/E FIX LOAN 101004056	4,089.51	
● Nov 08, 2022	<u>Check #1034</u>	5,000.00	
● Nov 01, 2022	ACH STERLING BANK STERLING BANK LOAN #144483	3,640.37	
● Oct 17, 2022	PAYMENT TO TERM LOAN R/E FIX LOAN 101004056	3,954.25	
● Oct 12, 2022	SENECA INS 2143443000	1,174.50	
● Oct 05, 2022	<u>Miscellaneous Debit</u>	1,000.00	
● Oct 03, 2022	ACH STERLING BANK STERLING BANK LOAN #144483	3,522.95	
● Sep 28, 2022	<u>Check #1033</u>	1,000.00	
● Sep 16, 2022	<u>Loan Advance</u>		30,000.04
● Sep 15, 2022	Pay App 9	45,502.60	
● Sep 15, 2022	<u>Loan Advance</u>		45,002.60
● Sep 15, 2022	PAYMENT TO TERM LOAN R/E FIX LOAN 101004056	3,829.45	
● Sep 14, 2022	<u>Check #1032</u>	235.00	
● Sep 06, 2022	<u>Check #1030</u>	2,000.00	
● Sep 02, 2022	<u>Check #1031</u>	5,606.52	
● Sep 01, 2022	ACH STERLING BANK STERLING BANK LOAN #144483	3,790.35	
● Aug 29, 2022	<u>Check #1029</u>	784.66	
● Aug 26, 2022	<u>Miscellaneous Debit</u>	875.00	
● Aug 18, 2022	<u>Check #1028</u>	851.80	
● Aug 15, 2022	PAYMENT TO TERM LOAN R/E FIX LOAN 101004056	3,904.69	
● Aug 01, 2022	RETRY PYMT STERLING BANK LOAN #144483 THIRD AND LAUREL LLC	3,930.06	
● Jul 27, 2022	<u>Check #1026</u>	2,659.16	

● Jul 21, 2022	<u>Check #1027</u>	5,821.20	
● Jul 18, 2022	<u>Loan Advance</u>		13,606.90
● Jul 15, 2022	<u>Check #1025</u>	6,460.00	
● Jul 15, 2022	Check #1023 Correction 7/8/22	7,200.00	
● Jul 15, 2022	PAYMENT TO TERM LOAN R/E FIX LOAN 101004056	2,852.60	
● Jul 11, 2022	<u>Check #1021</u>	18,549.28	
● Jul 11, 2022	Third & Laurel Draw - Pay App #8	179,535.00	
● Jul 11, 2022	<u>Check #1024</u>	2,947.74	
● Jul 11, 2022	<u>Loan Advance</u>		179,535.00
● Jul 08, 2022	<u>Check #1023</u>	800.00	
● Jul 05, 2022	<u>Check #1020</u>	800.00	
● Jun 29, 2022	<u>Check #1019</u>	22,000.00	
● Jun 28, 2022	<u>Check #1017</u>	1,105.00	
● Jun 27, 2022	<u>Loan Advance</u>		157,131.28
● Jun 27, 2022	Draw - Third and Laurel, LLC	107,477.00	
● Jun 22, 2022	<u>Check #1018</u>	5,000.00	
● Jun 15, 2022	PAYMENT TO TERM LOAN R/E FIX LOAN 101004056	2,872.31	
● Jun 01, 2022	<u>Check #1015</u>	1,092.00	
● May 31, 2022	<u>Check #1012</u>	4,447.76	
● May 23, 2022	<u>Check #1016</u>	1,200.00	
● May 20, 2022	<u>Deposit</u>		33,811.00
● May 16, 2022	<u>Check #1014</u>	5,250.00	
● May 16, 2022	PAYMENT TO TERM LOAN R/E FIX LOAN 101004056	1,573.17	
● May 11, 2022	<u>Loan Advance</u>		2,424.49
● May 06, 2022	<u>Loan Advance</u>		11,533.84
● May 05, 2022	Pay App 6	213,075.00	
● May 05, 2022	<u>Loan Advance</u>		213,075.00
● Apr 28, 2022	Pay App 5	177,955.62	
● Apr 28, 2022	<u>Loan Payment</u>	1,163.93	
● Apr 27, 2022	<u>Check #1011</u>	7,000.00	
● Apr 25, 2022	<u>Loan Advance</u>		187,538.39
● Mar 29, 2022	<u>Check #1010</u>	7,500.00	
● Mar 25, 2022	<u>Loan Payment</u>	10.00	
● Mar 25, 2022	Outgoing Wire 26246	226,056.20	
● Mar 24, 2022	LOAN ADVANCE Draw #3- Third & Laurel LLC from loan #101004056 -Spivey apts		241,648.20
● Mar 16, 2022	SENECA INS 2143443000	1,092.00	
● Mar 11, 2022	<u>Check #1009</u>	2,000.00	
● Mar 11, 2022	<u>Check #1008</u>	4,485.25	
● Mar 09, 2022	<u>Deposit</u>		1,200.00
● Mar 08, 2022	<u>Check #1007</u>	325.00	

● Mar 03, 2022	REVERSAL STERLING BANK REVERSAL OF LOAN #144483		3,004.60
	PAYMENT AT STERLING BAN		
● Mar 01, 2022	ACH STERLING BANK STERLING BANK LOAN #144483	3,004.60	
● Feb 25, 2022	Incoming Wire Fee 54990044	15.00	
● Feb 25, 2022	Incoming Wire 54990044		130,000.00
● Feb 25, 2022	CHECKING ACCOUNT TRANSFER	226,056.20	
● Feb 24, 2022	101004056 Third & Laurel LLC--Paid to BMI Southeast, LLC- 1/31/22 inv. date		104,001.45
● Feb 07, 2022	<u>Check #1006</u>	2,721.81	
● Feb 02, 2022	<u>Deposit</u>		1,092.00
● Feb 02, 2022	<u>Deposit</u>		1,452.77
● Feb 01, 2022	<u>Deposit</u>		1,100.00
● Jan 19, 2022	Outgoing Wire Fee 25269	25.00	
● Jan 19, 2022	Outgoing Wire 25269	1,452.77	
● Dec 17, 2021	SENECA INS 2143443000	1,092.00	

**ARTICLE E**  
***Preservation Tax Incentive Program***

**Sec. 1-5-50 Special tax assessment, created.**

A special tax assessment is created for the following type of eligible rehabilitated historic property for 15 years equal to the fair market value of the property at the time of preliminary certification.

(Ord. No. 2000-01-10(B), 1/24/00; Ord. No. 2009-05-11(A), 5/11/09)

**Sec. 1-5-51 Purpose.**

It is the purpose of this article to:

- (a) Encourage the restoration of historic properties;
- (b) Promote community development and redevelopment;
- (c) Encourage sound community planning; and
- (d) Promote the general health, safety, and welfare of the community.

(Ord. No. 2000-01-10(B), 1/24/00)

**Sec. 1-5-52 Eligible properties.**

- (a) Certification. Historic properties must be certified by the city council as eligible to receive the special tax assessment. The properties must then receive preliminary certification for the special tax assessment from the community appearance board prior to the commencement of any work. To receive certification, owners of property must meet all requirements of this [article].
- (b) Eligible properties. To be certified as eligible, properties must:
  - (1) Be listed in the National Register of Historic Places, either individually or as a contributing property in a district; or
  - (2) Be 50 or more years old and have been designated as historic by the city council, either individually or as a contributing property in a local historic district.
- (c) Designation. The city council may designate a property or district as historic if it is more than 50 years old and meets one (1) or more of the following criteria:
  - (1) Has significant inherent character, interest, or value as a part of the development or heritage of the community, state, or nation;
  - (2) Is the site of an event significant in history;
  - (3) Is associated with a person or persons who contributed significantly to the culture and development of the community, state, or nation;



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- (4) Exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the community, state, or nation;
  - (5) Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period, or specimen in architecture or engineering;
  - (6) Is the work of a designer whose work has influenced significantly the development of the community, state, or nation;
  - (7) Contains elements of design, detail, materials, or craftsmanship which represents a significant innovation;
  - (8) Is part of or related to a square or other distinctive element of community planning;
  - (9) Represents an established and familiar visual feature of the neighborhood or community;
  - (10) Has yielded or may be likely to yield, information important in history or pre-history.
- (d) Moved properties. The moving of historic buildings from their original site is generally discouraged. If such property is moved as part of a rehabilitation project, it may be eligible for the special tax assessment if:
- (1) It has been locally designated as historic but will retain, on the new site, the characteristics that made it eligible for historic designation on the former site;
  - (2) It has not yet been designated historic but will meet designation criteria on its new site;
  - (3) Is listed in the National Register of Historic Places and the movement meets all standards and procedures of the U.S. Department of the Interior and the South Carolina Department of Archives and History.
- (e) Removal of historic designation. A designated property may be removed from the list of eligible properties if it no longer possesses the qualities that made it eligible for designation, provided that:
- (1) The property has been removed from the National Register of Historic Places and has not been designated under the local criteria included in section 1-5-52(c) of this article.
  - (2) Owners of property proposed for removal of designation shall be given 30 days' notice prior to such action and are given opportunity to present evidence why such removal should not be conducted.

(Ord. No. 2000-01-10(B), 1/24/00; Ord. No. 2009-05-11(A), 5/11/09)

### **Sec. 1-5-53 Eligible rehabilitation.**

- (a) Standards for rehabilitation. To be eligible for the special tax assessment, historic rehabilitations must be conducted according to the following standards:
- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
  - (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
  - (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
  - (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

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- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
  - (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
  - (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
  - (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
  - (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
  - (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (b) Value of rehabilitation. The rehabilitation work conducted pursuant to this article must have expenditures:
- (1) Exceeding 25 percent of the fair market value for owner-occupied building, or;
  - (2) Exceeding 25 percent of the fair market value of the building for income-producing property.
- Fair market value means the appraised value as certified to the community appearance board by a real estate appraiser licensed by the State of South Carolina, the sales price as delineated in a bona fide contract of sale within six (6) months of the time it is submitted, or the most recent fair market value published by the county tax assessor.
- (c) Scope. The special tax assessment may apply to the following:
- (1) Property that is rehabilitated;
  - (2) Real property surrounding the building;
  - (3) Structures that are significant to the rehabilitated property, as determined by the city council.
- (d) Time limits. To be eligible for the special tax assessment, rehabilitations must be completed within two (2) years after approval of submitted plans, pursuant to section 1-5-54 of this article. If the project is not complete after two (2) years, but the minimum expenditures for rehabilitation have been incurred, the property continues to receive the special assessment until the project is completed, but not for more than five (5) years if the project is not complete by that time. The special tax assessment shall only begin in the current or future tax years. In no instance may be special tax assessment be applied retroactively.
- (Ord. No. 2000-01-10(B), 1/24/00; Ord. No. 2009-05-11(A), 5/11/09)

## **Sec. 1-5-54 Process.**

- (a) Fee required. There is a fee of \$250 for each application for review of rehabilitation work conducted pursuant to this article. No application shall be processed without payment of this fee.

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- (b) Plan required. Owners of property seeking approval of rehabilitation work must complete a rehabilitated historic property application with supporting documentation and application fee prior to beginning work. Rehabilitation work conducted prior to approval of the application is done so at the risk of the owner.
- (c) Preliminary approval. Upon receipt of the completed application, the planning department community appearance board shall determine if the project is consistent with the standards for rehabilitation and shall notify the owner in writing. Upon receipt of this determination, the owner may:
- (1) If the application is approved, begin rehabilitation;
  - (2) If the application is not approved, the owners may revise such application in accordance with comments provided by the department community appearance board;
  - (3) If the application is not approved, the owner may appeal the decision to the South Carolina Department of Archives and History.
- (d) *Substantive changes*. Once preliminary approval is granted to an application, substantive changes must be approved by the community appearance board. Unapproved substantive changes are conducted at the risk of the property owner and may disqualify the project from eligibility. Additional expenditures will not qualify the project for an extension on the special assessment.
- (e) *Final approval*. Upon completion of the project, the final certification must be obtained to be eligible for the special assessment. The community appearance board will inspect completed projects to determine if the work is consistent with the preliminary approval. The community appearance board will also verify that the required expenditures have been made in accordance with section 1-5-53. Upon final certification, the property will be assessed for the remainder of the special assessment period on the fair market value at the time preliminary certification was made. If the completed project does not comply with all requirements for final certification, final certification must not be granted and any monies not collected by the city due to the special assessment must be returned to the city.
- (f) Additional work. After the community appearance board's final approval has been issued, the property owner shall notify the planning department of any additional work, other than ordinary maintenance, before the 15-year expiration of the special property assessment. The community appearance board shall review the work at a regularly scheduled hearing and determine whether the overall project is consistent with the standards for rehabilitation. If the additional work is found to be inconsistent, the department shall notify the owner in writing of its decision to rescind approval within 30 days. The property owner may withdraw his request and cancel or revise the proposed additional work.
- (g) *Decertification*. When the property has received final certification and assessed as rehabilitated historic property, it remains so certified and must be granted the special assessment until the property becomes disqualified by any one (1) of the following:
- (1) Written notice from the owner to the city requesting removal of the preferential assessment;
  - (2) Sale or transfer of ownership during the special assessment period, except in the course of probate proceedings;
  - (3) Removal of the historic property designation by the city council; or
  - (4) Rescission of the approval of rehabilitation of the community appearance board because of alterations or renovations by the owner or his estate which cause the property to no longer possess the qualities and features which made it eligible for final certification.
- (h) Notification. The city shall upon certification of a property as historic notify the county assessor, auditor, and treasurer that such property has been duly certified and is eligible for the special tax assessment.

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- (i) Date effective. If an application for preliminary certification is filed by May 1 or is approved by August 1, the special assessment authorized herein is effective for that year. Otherwise, it is effective beginning with the following year.

(Ord. No. 2000-01-10(B), 1/24/00; Ord. No. 2009-05-11(A), 5/11/09)

### **Sec. 1-5-55 Additional incentives.**

- (a) For all or any qualifying historic structures, the city will offer the following additional incentives:
- (1) Capital recovery fees. The city will waive all utility capital recovery fees for rehabilitated property that may ordinarily be due and payable as a result of a change in use of the property.
  - (2) Building permit fee. The owner or contractor responsible for the rehabilitation of a property will be required to obtain a permit for the construction activity. No permit fee will be charged or collected by the city. The city building official will retain authority to review the plans and make regular inspections during construction.

(Ord. No. 2000-01-10(B), 1/24/00)

### **Sec. 1-5-56 Participants subject to impact on changes.**

Participants in this program shall be fully subject to the impact of any changes in any tax laws of the City of Conway which may be imposed by the State of South Carolina or the United States.

(Ord. No. 2000-01-10(B), 1/24/00)