

September 13th, 2022 – Presented for approval

1 **R2022-36: AUTHORIZING THE PURCHASE OF VARIOUS PARCLES LOCATED IN**
2 **THE OCEANFRONT DEVELOPMENT PROJECT AREA; PIN 44401040031, PIN**
3 **4401040041, PIN 4401040036, PIN 4401040061, PIN 44401040062.**

4 **Applicant/Purpose:** Authorize staff to complete acquisition of various parcels within the
5 downtown core.

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7 **Brief:**

- 8 • **Parcels are:**
- 9 ○ **DOYLE APARTMENTS:**
10 LOTS 7&8, 701-703 CHESTER STREET, (TMS: 181-07-03-001, PIN: 44401040031) -
11 \$2,000,000
 - 12 ○ **DOYLE & SONS INC.:**
 - 13 ▪ LOT 8, 316 7TH AVE. N., (TMS: 181-07-02-003, PIN: 44401040041)
 - 14 LOTS 2 & 4, 309 8TH AVE. N. (TMS: 181-07-02-007, PIN:
15 44401040036)
 - 16 ▪ LOT 2, 707 FLAGG STREET, (TMS: 181-01-01-005, PIN: 44401040061)
 - 17 LOT 1, 709 FLAGG STREET, (TMS: 181-07-01-006, PIN: 44401040062) -
18 If Available UP TO \$6,200,000
 - 19 • The tenant at 709 Flagg Street has elected to execute his right of first refusal and
20 plans to buy this parcel. If he does not close, we would ask for authorization to
21 finalize the acquisition of this parcel also.
 - 22 • Through the adoption of the Pavilion Area Master Plan in 1999, the Tax Increment
23 Financing District in 2008, and the Downtown Master Plan in 2019, City Council has
24 committed to restore the downtown to a prominent commercial district.
 - 25 • Property acquisition and assemblage is necessary to create meaningful redevelopment
26 in this area.
 - 27 • The City continues to invest in redevelopment efforts and infrastructure upgrades in
28 these areas.
 - 29 • The referenced properties are within the TIF district, and are strategically located for
30 future redevelopment.

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32 **Issues:**

- 33 • To restore downtown to the prominent commercial district, the acquisition is
34 necessary.
- 35 • These parcels are located within the TIF district and represents the most critical
36 redevelopment opportunity in the city.

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38 **Public Notification:** Normal meeting notification.

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40 **Alternatives:** Do not purchase the property.

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42 **Financial Impact:** The City will acquire these parcels for a total price of no more than
43 \$8,200,000.

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45 **Manager's Recommendation:** I recommend approval.

46
47 **Attachment(s):** Proposed resolution, purchase and sale agreement.

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

AUTHORIZING THE PURCHASE
VARIOUS PARCELS LOCATED IN THE
OCEANFRONT REDEVELOPMENT
PROJECT AREA PIN 44401040031, PIN
4401040041, PIN 4401040036, PIN
4401040061, PIN 44401040062.

WHEREAS, Myrtle Beach's Oceanfront Redevelopment Project Area, generally described as the areas east and west of Kings Highway from 14th Avenue S. to 22nd Avenue N., once was the thriving center of commerce in the City; and

WHEREAS, this central business district, including the oceanfront, once served as the City of Myrtle Beach's original commercial hub and the primary tourism amusement area for the entire Grand Strand; and

WHEREAS, through the adoption of Ordinance 2008-78, enacted October 21, 2008, City Council approved a redevelopment plan entitled "Tax Increment Financing Plan for the Oceanfront Redevelopment Project Area" (hereinafter "Oceanfront Redevelopment Project"); and

WHEREAS, over time, this downtown area experienced a loss of business relative to other parts of the community, as new residential and commercial areas developed elsewhere, and some of the structures in the central downtown area deteriorated through lack of use and maintenance; and

WHEREAS, this lack of new business activity, pedestrian traffic and residential involvement in the downtown area created a stagnant appearance, with resulting concerns about prospects for redevelopment and the overall image that such a primary gateway into Myrtle Beach should project; and

WHEREAS, while many elements of the Pavilion Area Master Plan have been accomplished, the conditions described above in the immediate downtown area have combined to result in an environment which deters interest in new private development; and

WHEREAS, City Council previously confirmed its commitment to restore the downtown and the central oceanfront amusement area to a prominent commercial role, as well as to enhance its character as a significant gateway into the city and a prime location for tourism, entertainment, culture, arts and innovation; and

WHEREAS, through the adoption of Resolution 2019-20, enacted March 12, 2019, City Council adopted the Downtown Master Plan and the Downtown Master Plan Implementation Plan to facilitate redevelopment, increase business activity, and to serve as the general blueprint for future revitalization and redevelopment of the area traditionally known as "Downtown Myrtle Beach"; and

WHEREAS, by Resolution 2020-37, City Council adopted the Advanced Master Plan of the Downtown Master Plan to further the plan and vision of creating a resilient, adaptive, sustainable and innovative district; and

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2 WHEREAS, property acquisition within the Downtown Master Plan area is necessary to
3 meet the overall redevelopment and revitalization goals; and

4 WHEREAS, South Carolina law authorizes municipalities to take actions not inconsistent
5 with the Constitution and general laws of this State, regarding any subject the
6 municipality finds necessary and proper for the security, general welfare and
7 convenience of the municipality. Specifically, municipalities are authorized to own and
8 possess property; and
9

10 WHEREAS, the City of Myrtle Beach recognizes the need to acquire real property within
11 the Downtown Master Plan area and that the acquisition is necessary and proper for the
12 general welfare and convenience of the municipality, and furthers the overarching
13 commitment to restore this district as the prominent commercial district in Myrtle Beach.
14

15 NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:
16

17 The above recitals are adopted and incorporated into this Resolution.
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19 It is necessary and desirable and in the public's interest and welfare to acquire the
20 following properties within the Oceanfront Redevelopment District:
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22 DOYLE APARTMENTS:

23 LOTS 7&8, 701-703 CHESTER STREET, (TMS: 181-07-03-001, PIN: 44401040031)
24 \$2,000,000
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26 DOYLE & SONS INC.:

27 LOT 8, 316 7TH AVE. N., (TMS: 181-07-02-003, PIN: 44401040041)
28 LOTS 2 & 4, 309 8TH AVE. N. (TMS: 181-07-02-007 PIN: 44401040036)
29 LOT 2, 707 FLAGG STREET, (TMS: 181-01-01-005, PIN: 44401040061)
30 \$4,000,000
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32 DOYLE & SONS, INC.:

33 LOT 1, 709 FLAGG STREET, (TMS: 181-07-01-006, PIN: 44401040062)

34 *This property was subject to a right of first refusal by the current tenant. The tenant has elected
35 to exercise the purchase option. This resolution also authorizes the purchase of this parcel and
36 other related expenses, if the tenant, for any reason, elects to not acquire the property.
37 \$2,200,000
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39 The properties to be acquired are shown in Exhibit A.
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41 The total purchase price is based on comparable sales within the district and
42 negotiations with the current owners. The purchase of the real property for a price of
43 \$8,200,000 is hereby approved.
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45 The City Manager, the Assistant City Manager, the Chief Financial Officer, the City
46 Attorney and the City Clerk, for and on behalf of the City, are fully empowered and
47 authorized to take such further action and to execute and deliver such additional
48 documents as may be necessary to effectuate the acquisition and transfer and the action
49 of such officers consistent herewith is hereby fully authorized. All actions taken in the
50 name of or on behalf of the City in connection with the property acquisition prior to the
51 effective date of this Resolution are expressly ratified and confirmed.
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53 SIGNED, SEALED and DATED, this 13nd day of September, 2022.
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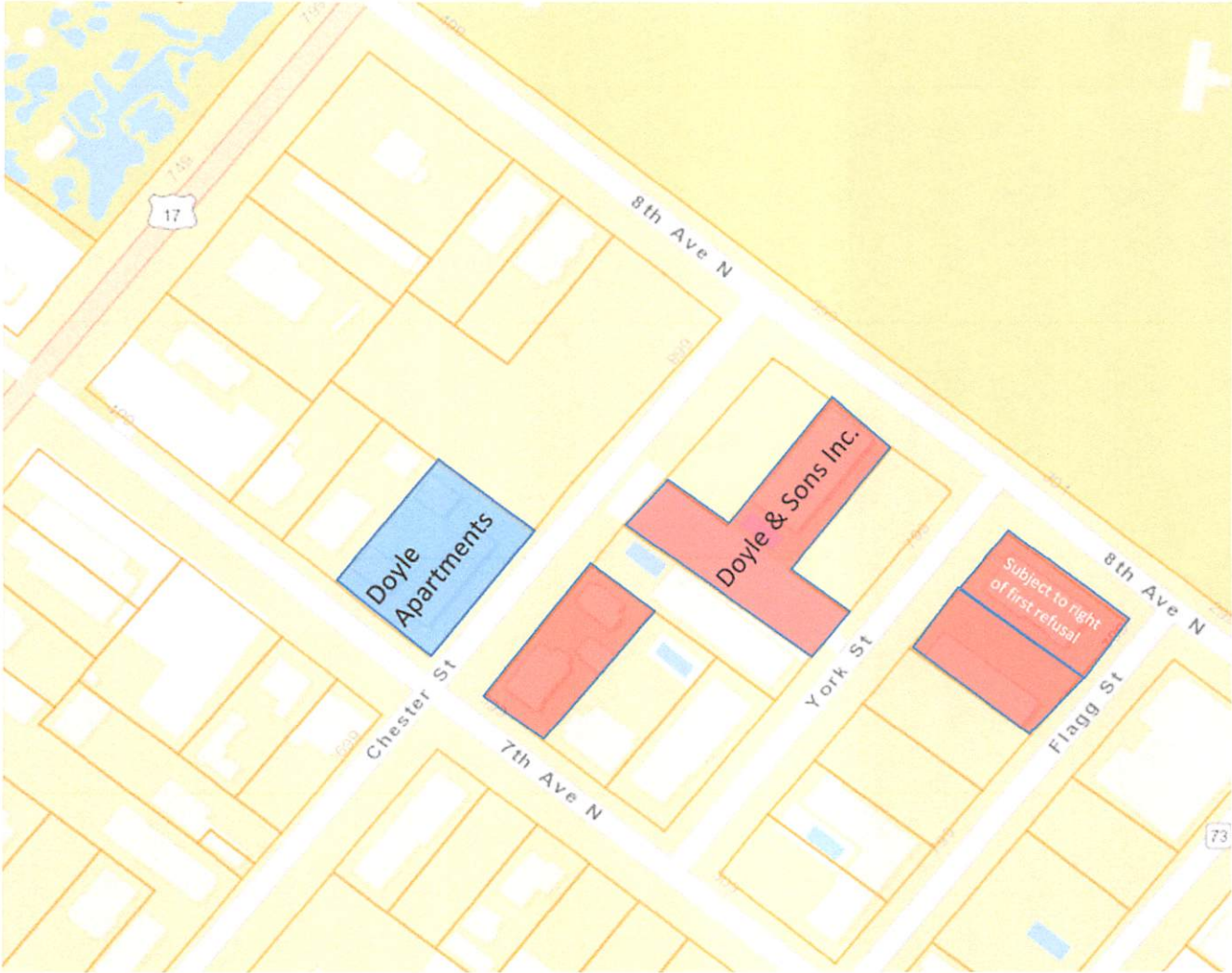
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ATTEST:

BRENDA BETHUNE, MAYOR

JENNIFER ADKINS, CITY CLERK

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