
1 **2019-34 (2ND READING): ORDINANCE TO FIND THAT THE LOT KNOWN AS**
2 **“WASHINGTON PARK PARKE AREA AND PLAY GROUND”, LOCATED BETWEEN**
3 **23RD AVENUE NORTH AND 24TH AVENUE NORTH, AND BETWEEN KINGS HIGHWAY**
4 **AND WITHERS DRIVE, AND ADJOINING LOT 9 BLOCK 1-W, WASHINGTON PARK**
5 **SECTION OF MYRTLE BEACH TO THE SOUTHEAST, IDENTIFIED AS HORRY**
6 **COUNTY PIN 424-10-03-0003 AND TMS # 181-04-06-005, HAS NO IMMEDIATE**
7 **OR FORESEEABLE VALUE TO THE CITY, TO DECLARE THAT PROPERTY SURPLUS,**
8 **AND TO AUTHORIZE THE SALE OF THAT PROPERTY TO BLVD GROUP, LLC AT A**
9 **PRICE OF \$160,000, WHICH REPRESENTS THE APPRAISED VALUE.**

10 **Applicant/Purpose:** Staff/ to dispose of property deemed surplus

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12 **Brief:**

- 13 • Washington Park is an unimproved parcel located off a service alleyway running behind
- 14 the buildings on the east side of Kings Highway between 24th & 23rd Avenues North.
- 15 • Due to the condition of the service alley, access to the property is limited.
- 16 • The property has never been developed for any public purpose, & no future public use
- 17 has been identified.
- 18 • The owner of the adjacent hotel located off 24th North would like to acquire the property
- 19 for parking purpose.es.
- 20 • No changes since 1st reading

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22 **Issues:**

- 23 • The proposed ordinance includes the following findings:
 - 24 ○ The parcel has no current public use.
 - 25 ○ The parcel has no foreseeable public uses.
 - 26 ○ That the property is therefore considered surplus.
 - 27 ○ That it serves the public interest to dispose of the property by accepting the
 - 28 offer to purchase at the appraised value from the adjacent property owner.
- 29 • The proposed ordinance authorizes the City Manager to execute the proposed offer to
- 30 purchase the property.

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

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34 **Alternatives:** Retain the property in public ownership.

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36 **Financial Impact:**

- 37 • The adjacent property owner BLD Group LLC has offered to purchase the property at
- 38 the appraised value.
- 39 • The property is listed at a tax value of ~ \$148,000. Estimated City taxes on that property
- 40 once it is in private ownership would be ~ \$740/year.

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42 **City Manager’s Recommendation:**

- 43 • I recommend 1st reading (7/9/19).
- 44 • I recommend approval (7/23/19).

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46 **Attachment(s):** Proposed ordinance w/map, appraisal & offer letter.

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CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

ORDINANCE TO FIND THAT THE LOT KNOWN AS "WASHINGTON PARK PARKE AREA AND PLAY GROUND", LOCATED BETWEEN 23RD AVENUE NORTH AND 24TH AVENUE NORTH, AND BETWEEN KINGS HIGHWAY AND WITHERS DRIVE, AND ADJOINING LOT 9 BLOCK 1-W, WASHINGTON PARK SECTION OF MYRTLE BEACH TO THE SOUTHEAST, IDENTIFIED AS HORRY COUNTY PIN 424-10-03-0003 AND TMS # 181-04-06-005, HAS NO IMMEDIATE OR FORESEEABLE VALUE TO THE CITY, TO DECLARE THAT PROPERTY SURPLUS, AND TO AUTHORIZE THE SALE OF THAT PROPERTY TO BLVD GROUP, LLC AT A PRICE OF \$160,000, WHICH REPRESENTS THE APPRAISED VALUE.

WHEREAS, Washington Park is an unimproved parcel located off a service alleyway running behind the buildings on the east side of Kings Highway between 24th & 23rd Avenues North (see Attachment 1); and

WHEREAS, due to the condition of the service alley, access to the property is limited; and

WHEREAS, the property has never been developed for any public purpose, and no future public use has been identified; and

WHEREAS, the owner of the adjacent hotel located off 24th North proposes to acquire the property for parking purposes; and

WHEREAS, that adjacent property owner has offered to purchase the property at the fair market value of \$160,000 as that value was determined by an appraiser retained by the City for this purpose (see attachment 2).

Now therefore be it ordained that the City Council finds that:

1. The parcel has no current public use.
2. The parcel has no foreseeable public uses.
3. That the property is therefore considered surplus.
4. That it serves the public interest to dispose of the surplus property by accepting the offer to purchase at the appraised value from the adjacent property owner.

The City Manager is hereby authorized to execute the sale of the property pursuant to the terms in the attached Contract to Buy and Sell Real Estate (see attachment 3).

This ordinance is effective upon second reading.

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ATTEST:

BRENDA BETHUNE, MAYOR

JENNIFER STANFORD, CITY CLERK

1ST READING: 7-9-19

2ND READING: 7-23-19