
2025-38 (2nd READING): APPROVING THE EXECUTION AND DELIEVERY BY THE CITY OF MYRTLE BEACH, SOUTH CAROLINA, OF AN AGREEMENT OF LEASE BETWEEN THE CITY OF MYRTLE BEACH, AS LANDLORD, AND MYRTLE BEACH PELICANS, LP, AS TENANT WITH RESPECT TO PELICAN STADIUM

Applicant/Purpose: Staff / to approve a lease between the City and the MB Pelicans

Brief:

- The Myrtle Beach Pelicans have played baseball in Myrtle Beach since 1998.
- The 1998 lease expired in 2018. Since then, the parties have worked under a series of extensions.
- The current stadium does not meet the current standards established by Major League Baseball.
- To meet the new standards the stadium requires significant capital improvements.
- Under the proposed lease the team is responsible for all future MLB required improvements.
- No changes since 1st reading.

Issues:

- This is a 30-yr lease.
- The estimated cost to meet current MLB standards is \$20 million.
- The City is responsible for capital maintenance and upkeep of the facility.

Public Notification: Normal meeting notification.

Alternatives:

- Add, delete, or modify certain provisions.
- Deny proposed ordinance.

Financial Impact:

- Lease payments are
 - \$750,000/yr. for yrs., 1-10; \$850,000/yr., for yrs. 11-20; and \$950,000 for yrs., 21-30.
 - There is an annual admission ticket fee to help offset on-going capital and annual maintenance

Manager's Recommendation:

- I recommend 1st reading (5.27.25)
- I recommend 2nd and final reading (6.10.25)

Attachment(s): Ordinance / proposed lease

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

APPROVING THE EXECUTION AND
DELIVERY BY THE CITY OF MYRTLE
BEACH, SOUTH CAROLINA, OF AN
AGREEMENT OF LEASE BETWEEN THE
CITY OF MYRTLE BEACH, AS LANDLORD,
AND MYRTLE BEACH PELICANS LP, AS
TENANT, WITH RESPECT TO PELICAN
STADIUM

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MYRTLE BEACH, SOUTH
CAROLINA, IN COUNCIL DULY ASSEMBLED, AS FOLLOWS:

SECTION 1. Findings. The City Council of the City of Myrtle Beach, South Carolina (the
"Council"), hereby finds and determines:

(a) The City of Myrtle Beach, South Carolina (the "City"), is an incorporated municipality
located in Horry County, South Carolina, and as such has all powers granted to municipalities by
the Constitution and general laws of this State.

(b) Section 5-7-40 of the Code of Laws of South Carolina 1976, as amended,
empowers all municipalities to own and possess real and personal property and such municipalities
may lease any such property.

(c) By virtue of a deed dated September 10, 1998 and recorded January 25, 2002 in
Deed Book 2447 at Page 342 in the Office of the Horry County ROD, Horry County (the "County")
and the City maintain ownership interests in certain real property and improvements located on
21st Avenue North within the City, which is currently the site of the Myrtle Beach Pelicans ballpark
(the "Ballpark").

(d) The Ballpark is currently owned 70% by the City and 30% by the County.

(e) The County and the City have agreed that upon the payment by the County to the
City of an agreed amount of consideration, the County will convey to the City and the City will
accept conveyance by the County of all of the County's right, title and interest in the Ballpark.

(f) There has been presented to Council for consideration a form of Agreement of
Lease (the "Lease") between the City and the Tenant relating to the Ballpark.

(g) Council has reviewed the form of Lease and determined that providing the public
with an opportunity to continue to attend and view professional baseball and other events at the
Ballpark will serve the recreational and cultural needs and general welfare of the public and is in
the best interest of the City.

(h) The City has determined to enter into the Lease for the purpose of leasing the
Ballpark, detailing the necessary improvements to the Ballpark in order to comply with new facility
standards and to set forth the City's and the Tenant's respective financial obligations.

SECTION 2. Approval of Lease. The form, terms and provisions of the Lease, together with such changes as the officers of the City authorized to execute and deliver the Lease shall approve, is hereby approved. The City Manager or any Assistant City Manager, or either one of them, acting alone, are hereby authorized, and directed to execute, acknowledge and deliver, and the City Clerk is hereby authorized and directed to attest, the Lease in the name and on behalf of the City. The Lease is to be in substantially the form attached to this Ordinance as Exhibit A, with such changes to the form thereof as shall be approved by the City Manager or any Assistant City Manager, or either one of them, acting alone, such person's or persons' execution and delivery thereof to constitute conclusive evidence of approval of any and all changes or revisions therein from the form of Lease now before this meeting.

SECTION 3. Authorization. The City Manager or any Assistant City Manager, for and on behalf of the City, are fully empowered and authorized to take such further action and to execute and deliver such additional documents as may be necessary to effect the execution and delivery of the Lease in accordance with the terms and conditions therein set forth, and the transactions contemplated hereby and thereby, and the action of such officers in executing and delivering any of such documents is hereby fully authorized.

SECTION 4. Effective Date. The provisions of this Ordinance shall be effective upon its adoption.

ENACTED by the City Council of the City of Myrtle Beach, South Carolina, this 10th day of June 2025.

(SEAL) Mayor, City of Myrtle Beach, South Carolina

**Clerk, City Council of the City
of Myrtle Beach, South Carolina**

Date of First Reading: May 27, 2025

Date of Second Reading: June 10, 2025

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EXHIBIT A
FORM OF LEASE