

June 10th, 2025 – Presented for 1st Reading

1 **R2022-15: AUTHORIZING THE PURCHASE OF 1.45 ACRES IN THE A&I**
2 **DISTRICT, PIN 44401010065, TO BE USED AS STORMWATER RETENTION.**

3 **Applicant/Purpose:** Staff / Authorize staff to execute documents necessary to purchase PIN
4 44401010065
5

6 **Brief:**

- 7 • Through the adoption of the Pavilion Area Master Plan in 1999, the Tax Increment
8 Financing District in 2008, the Downtown Master Plan in 2019, and the Advanced Master
9 plan in 2020 City Council has committed to restore the downtown to a prominent
10 commercial district.
- 11 • Via Resolution 2020-37, City Council adopted the Advanced Plan of the Downtown Master
12 Plan to further the plan and vision of creating a resilient, adaptive, sustainable and
13 innovative district.
- 14 • PIN 44401010065 was identified as future stormwater retention pond in Resolution
15 2020-37.
- 16 • This parcel will serve as stormwater retention for future development on City owned
17 parcels within the A&I District.
- 18 • Acquisition of the parcel was delayed until A&I Construction plans were finalized.
19

20 **Issues:**

- 21 • Stormwater facilities are considered critical infrastructure to support any future
22 development.
- 23 • This parcel is one of several identified by City engineers to be used to accommodate a
24 new stormwater retention area associated with the development in the Arts & Innovation
25 district.
- 26 • The City's contractor has completed two other stormwater ponds and is now ready to
27 begin construction.
- 28 • This resolution authorizing the purchase of the property has a companion resolution to
29 provide for a drainage easement on the property in order to begin construction
30 immediately.
31

32 **Public Notification:** Normal meeting notification.
33

34 **Alternatives:** Do not approve the execution of the easement and purchase of the property.
35

36 **Financial Impact:**

- 37 • The option to purchase is set at the appraised value of \$650,000.
- 38 • Closing will occur on or before December 31, 2026.
- 39 • The owner has committed in the option agreement to donate no less than \$500,000 of
40 the proceeds of the sale toward the construction of the City's Downtown Theater through
41 a qualifying non-profit organization.
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43 **Manager's Recommendation:** I recommend approval.
44

45 **Attachment(s):** Proposed resolution and Option Agreement

RESOLUTION R2025-15

**CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA**

**AUTHORIZING THE PURCHASE OF 1.45
ACRES IN THE A&I DISTRICT PIN
44401010065, TO BE USED AS
STORMWATER RETENTION**

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 development and increase business activity, and 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 Plan of the Downtown Master Plan to further the plan and vision of creating a resilient, adaptive, sustainable and innovative district; and

WHEREAS, PIN 44401010065 was identified in the Advanced Master Plan as the location for a Storm water retention facility; and

WHEREAS, the City of Myrtle Beach recognizes the need to acquire real property within the Downtown Master Plan area and that the acquisition is necessary and proper for the general welfare and convenience of the municipality; and

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

It is necessary and desirable and in the public's interest and welfare to finalize the acquisition of the property on or before December 31, 2026. The parcel being acquired is as follows:

1.45 Acres within the Downtown Master Plan area referred to as PIN 44401010065 for the appraised value of \$650,000.00.

Property is shown in Exhibit A.

The City Manager, the Assistant City Manager, the Chief Financial Officer, the City Attorney and the City Clerk, 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 effectuate the acquisition and transfer and the action of such officers consistent herewith is hereby fully authorized. All action taken in the name of or on behalf of the City in connection with the property acquisition prior to the effective date of this Resolution are expressly ratified and confirmed.

SIGNED, SEALED and DATED on this 10th day of June, 2025.

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ATTEST:

MIKE LOWDER, MAYOR PRO-TEM

JENNIFER ADKINS, CITY CLERK

1
2

Exhibit A

Close x

JACKSON STREET
PIN: 44401010065 / TMS

Owner
BJ INVESTMENT LP
906 JACKSON ST
MYRTLE BEACH SC 29577

Transfers

| | |
|-----------------|--------------|
| Deed Book | 3993 |
| Deed Page | 168 |
| District | 881 - MB MID |
| Estimated Acres | 1.45 Acres |

Permits

Taxable Values

| | |
|-------------------|---------------------|
| Residential Land | \$0.00 |
| Residential Impr. | \$0.00 |
| Farm Land | \$0.00 |
| Farm Impr. | \$0.00 |
| Farm Use | \$0.00 |
| Other Land | \$222,870.00 |
| Other Impr. | \$0.00 |
| Total | \$222,870.00 |

Memos

Contact Us

Market Values

| | |
|-------------------|--------|
| Residential Land | \$0.00 |
| Residential Impr. | \$0.00 |
| Farm Land | \$0.00 |
| Farm Impr. | \$0.00 |
| Farm Use | \$0.00 |

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