

Municipal Improvement District Ordinance 2022-25



**May 24, 2022
City Council Workshop**

Ordinance 2022-25 THE MYRTLE BEACH DOWNTOWN MUNICIPAL IMPROVEMENT DISTRICT

Council adopted the Downtown Municipal Improvement Plan by **Resolution 2022-17 on April 12, 2022**

Ordinance 2022-25 approves the Downtown Municipal Improvement Plan and establishes the Downtown Municipal Improvement District.

Further, the ordinance incorporates, by reference, the following:

- The **Report on Reasonable Basis of Assessment** outlining the purpose of the district and methodology for determining the assessment rate.
- **The Form of Assessment Roll**, which will be prepared upon adoption of the ordinance. The completed Assessment Roll will identify:
 - The name of the persons whose property shall be assessed
 - The amount assessed against the respective property
 - Brief description of the lots or parcels of land

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Upon adoption (second reading), the completed Assessment Roll will be filed with the Municipal Clerk for inspection by interested parties and notice will be mailed, by certified or registered mail, return receipt requested, to all property owners of record within the district. The notice will contain:

- Nature of the improvement
- Total cost of improvement
- Amount to be assessed against the particular property
- Basis upon which the assessment is made
- Brief description of the particular property
- Terms and conditions of payment of the assessment
- Notice that the assessment shall constitute a lien against the property

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The completed Assessment Roll will also indicate a time and place fixed for the **hearing of objections** in respect to the assessments.

Property owners who object to the assessment will need to file a written objection to the assessment with the Municipal Council within the time provided for the hearing (30 days).

Council will also hold a hearing to allow property owners to make objections to their assessment in person. At that hearing or at a subsequent meeting, Council will make a determination on each assessment objection, to affirm the assessment or set it aside and provide for a new assessment.

Upon confirmation of an assessment, a written notice of the assessment will be mailed to all property owners that file timely objections.

A property owner has 20 days after Council's confirmation of an assessment to file an appeal of the assessment to the County Court of Common Pleas.

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Once the Municipal Improvement District Ordinance and companion documents (incorporated by reference) have been adopted by the City, the Ordinance and completion of the Assessment Roll must be published in a news paper of general circulation and will not become effective until 7 days after the publication.

Next steps in the process include adoption of an Ordinance finalizing the Assessment Roll.