
2018-49 (2ND READING): AN ORDINANCE CONCURRING IN AMENDMENTS TO THE REDEVELOPMENT AND FINANCING PLAN OF THE MYRTLE BEACH AIR FORCE BASE REDEVELOPMENT AUTHORITY, AS AMENDED; AND OTHER MATTERS RELATING THERETO.

Applicant/Purpose: City/to concur in Myrtle Beach Air Force Base Redevelopment Authority's (MBAFBRA) Air Base Redevelopment Plan as amended June 19, 2018.

Brief:

- MBAFBRA has amended Redevelopment Plan to modify project list & facilitate distribution of surplus to taxing districts.
- Projects deleted or funds reduced due to inactivity or change in feasibility: Natatorium, Boat Landing, Community School, Grand Park Phase V, Linear Park Ext.
- Highlights of additional projects:
 - Renewal, reconstruction, repair & remodeling of Redevelopment Projects, including streets, parking, storm water, & park facilities, CCTV cameras.
 - Public infrastructure to serve HomeFed's proposed development of 2 remaining parcels in Market Common.
 - Extension of taxiway from Shine Ave. to new airport hangar site.
 - Extension of Howard Ave. to Emory Rd.
 - Grand Park, improvements to Phases I-IV.
 - Playground expansion/safety measures for Grand Park alternative rec facilities.
 - Police & Fire Station expansion & renovation to sites in the district.
- No changes since 1st reading.

Issues:

- By adopting proposed ordinance, City formally concurs w/ proposed amendment.
- Amendment approval is required to issue TIF Bonds finance to fund project expenses.

Public Notification:

- Normal meeting notification.
- As required by SC law, Notice of Public Hearing was served to County & Higher Education Commission on 06/22/08 & to the School District on 06/25/18. Public Notice was published in Myrtle Beach Herald on 07/20/18.
- Public Hearing was held at 9 a.m. Tuesday, 08/14/18.

Alternatives: Not concurring in Amendment, not issuing debt or otherwise providing support for continued redevelopment, & no distribution of surplus funds to taxing districts.

Financial Impact: Redevelopment Plan includes a Fiscal Impact statement showing impact on all taxing jurisdictions if all projects implemented. Estimated distribution of surplus funds:

- \$1.3 mm to City.
- \$0.9 mm to County.
- \$2.1 mm to schools beginning Oct., 2018.

Manager's Recommendation: This action is a winner for the City as well as the School District & the County. I recommend 2nd reading (08/14/2018).

Attachment(s): Proposed Ordinance, including Redevelopment Plan as Amended.

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

AN ORDINANCE CONCURRING IN AMENDMENTS
TO THE REDEVELOPMENT AND FINANCING
PLAN OF THE MYRTLE BEACH AIR FORCE BASE
REDEVELOPMENT AUTHORITY, AS AMENDED;
AND OTHER MATTERS RELATING THERETO.

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

Section 1. Findings.

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

(a) The City is a municipality of the State of South Carolina (the "State"), and as such,
possesses certain powers granted by the Constitution and general laws of the State.

(b) Pursuant to Title 31, Chapter 21 of the Code of Laws of South Carolina 1976, as amended
(the "Act"), the Myrtle Beach Air Force Base Redevelopment Authority (the "Authority") has heretofore
adopted a Redevelopment and Financing Plan dated October 7, 1998 prepared by Seamon, Whiteside &
Associates, Inc. and Communitas, LLC, as amended and supplemented by the Redevelopment and
Financing Plan for the Former Myrtle Beach Air Force Base dated June 27, 2005 (the "Original
Redevelopment Plan"). The City Council concurred in the Original Redevelopment Plan by Ordinance
enacted October 11, 2005.

(c) Pursuant to the Act, the Authority adopted on May 5, 2010 an amendment to the Original
Redevelopment Plan (the "2010 Amendment"). The City Council concurred in the 2010 Amendment
by Ordinance enacted October 26, 2010.

(d) The substance of the Original Redevelopment Plan, as amended by the 2010 Amendment
(the "Original Redevelopment Plan, as Amended"), is set forth in Exhibit A hereto and incorporated
herein by reference. The Original Redevelopment Plan, as Amended, relates to the Myrtle Beach Air
Force Base redevelopment project area (the "Redevelopment Project Area"), the real property of which
Redevelopment Project Area is described in the Original Redevelopment Plan, as Amended.

(e) Pursuant to the Act, the Authority adopted on September 1, 2015 an amendment to the
Original Redevelopment Plan (the "2015 Amendment"), and on June 19, 2018 adopted an additional
amendment to the Original Redevelopment Plan, as Amended (the "2018 Amendment" and, together
with the 2015 Amendment and the Original Redevelopment Plan, as Amended, including by the 2018
Amendment and the 2015 Amendment, being referred to herein as the "Redevelopment Plan"). The
2018 Amendment and the 2015 Amendment (together, the "Amendments") are set forth in Exhibits B
and C attached hereto and incorporated herein by reference.

(f) Pursuant to Section 31-12-280(B) of the Act, there has been published notice in The
Myrtle Beach Herald, a newspaper of general circulation in Horry County, South Carolina, of a public
hearing with respect to the Amendments to be held by the City Council on the date hereof, which

notice was published at least 15 days and not more than 30 days prior to the date hereof and contained the information specified in said Section 31-12-280.

(g) Pursuant to Section 31-12-280(C) of the Act, notice was given at least 45 days prior to the date hereof to the taxing districts located in the Redevelopment Project Area, of the public hearing to be held on the date hereof.

(h) The City Council has held the public hearing on the date hereof relating to the Amendments.

(i) The Redevelopment Plan contains statements which indicate the need for and proposed use of the proceeds of the Bonds in relationship to the Redevelopment Plan and a statement of the estimated impact of the Redevelopment Plan upon the revenues of all taxing districts in which the Redevelopment Project Area will be located.

Section 2. Concurrence of the Redevelopment Plan.

The City Council hereby concurs in the Amendments.

Section 3. Other Actions.

The City Manager is hereby authorized and directed to execute and deliver any and all documents and instruments and to do and to cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by this Ordinance.

Section 4. General Repeal; Severability.

All rules, regulations, resolutions and parts thereof, procedural or otherwise, in conflict herewith, to the extent of such conflict, are hereby repealed. The provisions of this Ordinance are hereby declared to be separate and if any section, phrase or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereunder.

THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON FINAL READING.

SIGNED, SEALED, AND DELIVERED as of this ____ day of August 2018.

CITY OF MYRTLE BEACH, SOUTH CAROLINA

By: _____
Brenda Bethune, Mayor

ATTEST:

(Seal)
Jennifer Stanford, Interim City Clerk

First Reading: July 10, 2018
Second Reading: August 14, 2018

TEXT OF 2018 AMENDMENT TO AIR BASE REDEVELOPMENT PLAN
(ALL EXHIBITS REFERENCED IN THE ORDINANCE ARE IN SHARED FILE)

MYRTLE BEACH AIR FORCE BASE REDEVELOPMENT AUTHORITY

2018 AMENDMENT
TO
REDEVELOPMENT AND
FINANCING PLAN

For the Former
MYRTLE BEACH AIR FORCE BASE

(Supplementing and Amending the Redevelopment and Financing Plan
for the Former Myrtle Beach Air Force Base)

June 19, 2018

INTRODUCTION AND PURPOSE

The former Myrtle Beach Air Force Base was one of the largest employers and economic engines in coastal South Carolina for more than 40 years. The base served the country's military and defense needs through wars in Korea, Vietnam, the Persian Gulf and other smaller engagements. With the end of the Cold War, the base was one of scores around the country that became expendable. On March 31, 1993 the Myrtle Beach Air Force Base was closed.

Effective June 30, 1994, the State of South Carolina adopted the "Federal Defense Facilities Redevelopment Law," Title 31, Chapter 12 of the Code of South Carolina 1976, as amended (the "Enabling Act") to guide the process of converting the base to non-military uses, both public and private. Pursuant to the Enabling Act, the Myrtle Beach Air Force Base Redevelopment Authority (the "Authority") was created on September 30, 1994. The Enabling Act granted to the Authority the responsibility to plan, finance, acquire and sell properties, and to implement projects designed to "return properties to the tax rolls, replace lost jobs, and integrate the properties back into the community." All of the former military properties were designated as a tax increment finance district (the "District") as of the date the Authority was created. Upon the adoption of a redevelopment plan by the Authority with the concurrence of the City of Myrtle Beach (the "City"), the City is empowered to issue tax increment finance bonds to fund redevelopment projects.

By resolution dated October 7, 1998, the Authority approved a Redevelopment and Financing Plan prepared by Seamon, Whiteside & Associates, Inc. and Communitas, LLC dated October 7, 1998, constituting a "redevelopment plan" under the Enabling Act (the "Original Redevelopment Plan").

The goals of the Original Redevelopment Plan were specified during its preparation and included:

1. To enhance the economy and tax base of local government through the private development and redevelopment of former Air Force Base properties;
2. To create new jobs and enhance the economic health of the community through diversification of the economic base;
3. To support the continued growth and development of the Myrtle Beach International Airport;
4. To integrate the former Air Force Base properties into the fabric of the surrounding community through new and improved roadway extensions and expansions of utility systems, drainage systems, pedestrian systems, public safety programs and facilities, parks and recreation improvements and other systems and programs serving the public.
5. To demonstrate new models of urban development designed to limit reliance on automobiles, encourage pedestrian activities, protect the environment and preserve open space; and

6. To enhance the community's image and market position as a premier resort destination, residential community, and business center.

The Authority by resolution adopted June 27, 2005, amended and supplemented the Original Redevelopment Plan by the Redevelopment and Financing Plan for the former Myrtle Beach Air Force Base dated June 27, 2005 (the "2005 Amendment"). The City Council concurred in the Original Redevelopment Plan as amended and supplemented by the 2005 Amendment by Ordinance enacted October 11, 2005.

The Authority adopted on May 5, 2010 an amendment to the Original Redevelopment Plan (the "2010 Amendment"). The City Council concurred in the 2010 Amendment by Ordinance enacted October 26, 2010.

The Authority adopted on September 1, 2015 an amendment to the Original Redevelopment Plan, as amended (the "2015 Amendment"). The City Council has not concurred in the 2015 Amendment.

The Authority adopted on August 17, 2017 an amendment to the Original Redevelopment Plan, as amended (the "2017 Amendment"). The City Council has not concurred in the 2017 Amendment and the Authority's approval of the 2017 Amendment has been withdrawn.

The Original Redevelopment Plan, as amended and supplemented, relates to the Myrtle Beach Air Force Base redevelopment project area (the "Redevelopment Project Area"), the real property of which Redevelopment Project Area is described in the Original Redevelopment Plan, as amended and supplemented by the 2005 Amendment.

This 2018 Amendment to Redevelopment Plan (the "2018 Amendment") further amends and supplements the Original Redevelopment Plan, as amended and supplemented by the 2005 Amendment, the 2010 Amendment and the 2015 Amendment (as so amended and supplemented, including by this 2018 Amendment, the "Redevelopment Plan").

The Redevelopment Plan is intended to satisfy the statutory requirements of the Enabling Act. The purpose of the Redevelopment Plan is to coordinate development plans among various owners of property, establish redevelopment objectives, define redevelopment projects, estimate project costs, identify possible sources of financing, and to provide the basis for tax increment financing as a means for funding redevelopment projects.

TAX INCREMENT FINANCE BONDS

The City has heretofore issued the following series of tax increment finance bonds in furtherance of the purposes of the Enabling Act:

1. \$30,795,000 Tax Increment Bonds (Myrtle Beach Air Force Base Redevelopment Project Area), Series 2006A (the "Series 2006A Bonds");
2. \$10,050,000 Tax Increment Bonds (Myrtle Beach Air Force Base Redevelopment Project Area), Junior Lien Series 2006B (the "Series 2006B Bonds");

3. \$8,850,000 Tax Increment Bonds (Myrtle Beach Air Force Base Redevelopment Project Area), Series 2010 (the "Series 2010 Bonds"); and
4. \$43,280,000 Tax Increment Revenue Refunding Bonds (Myrtle Beach Air Force Base Redevelopment Project Area), Series 2016 (the "Series 2016 Bonds").

The Series 2016 Bonds refunded in their entirety the outstanding principal amount of the Series 2006A Bonds, the Series 2006B Bonds and the Series 2010 Bonds.

The City expects to issue additional tax increment finance bonds in an estimated principal amount of not exceeding \$15,000,000 (the "Additional Bonds") to fund a portion of the remaining redevelopment project costs. The adoption and amendment of the Redevelopment Plan, or the concurrence therein by the City, does not obligate or authorize the City to issue Additional Bonds or to contribute or make available moneys for the purposes thereof. Any Additional Bonds issued will require the adoption of a bond ordinance by the City Council, and the contribution of moneys is subject to lawful budgetary appropriations in the discretion of City Council.

LAND USE PLAN

Subsequent to the adoption of the 2005 Amendment, changes in the development of several parcels within the District have occurred. Appropriate zoning districts have been or will be assigned to all property within the District. Listed below is a summary of the current general land use plan. The general land use plan has not been amended since the adoption of the 2010 amendment.

1.	Transportation-Airfield	1,966 acres
2.	Industrial	67 acres
3.	Light Industrial	50 acres
4.	Mixed Uses	170 acres
5.	Mixed Uses: Urban Village	111 acres
6.	Residential	975 acres
7.	Institutional	82 acres
8.	Open Space	445 acres
9.	Rights of Way and Public Utilities	60 acres

INITIAL REDEVELOPMENT PROJECTS

Redevelopment projects contained in the Redevelopment Plan will be constructed during the duration of the Redevelopment Plan by the Authority, the City and other public and private entities. The completion of these projects will depend on the availability of adequate funding from a number of sources, including tax increment revenues, other funding from the Authority and the City, support from County, State and Federal governments, and investments by private partners.

The Original Redevelopment Plan included the following redevelopment projects:

1. Redevelopment planning and design activities

Planning and design activities may include land use studies, environmental analysis and permitting, code enforcement, zoning changes, transportation and parking studies, urban design analysis, feasibility studies, master development plans and leasing plans. In addition, costs may be incurred for professional services including engineering, architectural, legal, marketing, financial, and other service: related to the fulfillment of the redevelopment objectives: and, for similar activities needed to ensure the maximum public benefit from the redevelopment projects.

2. Project management

The scope and complexity of planned redevelopment projects may require additional and specialized project management capacity to support the existing staff resources of the City, the Authority, and other organizations that implement or construct redevelopment projects. Accounting, bookkeeping, inspections, scheduling, contract administration, and construction supervision are examples of project-related services that may be required to complete the redevelopment projects in an effective, timely manner.

3. Economic development marketing and management

A major focus of the Original Redevelopment Plan is the attraction of new private investment to the Redevelopment Project Area. The desired private investment includes uses that are new or relatively rare in the Beach Market including an urban village and light industrial. Attracting businesses to invest in these key components of the plan may require extensive marketing efforts to identify and entice appropriate businesses and developers. As the initial investments in public infrastructure grow, the importance of an effective marketing program designed to attract investment to the redevelopment area will become paramount.

4. Property acquisition

Implementation of the redevelopment projects may require the acquisition of property for a variety of public improvements to serve the Redevelopment Project Area. Acquisitions may be made for utilities improvements, roadways, sidewalks, and trail systems, public safety facilities, airport runway clear zones and other public services. Acquisition of land for a school site and other public improvements is also contemplated. In addition to actual costs of acquisition, costs may be incurred for demolition, clearing, surveys, appraisals, legal services, advertising, environmental studies and remediation costs, and possible relocation costs.

5. Financing costs

The implementation of the Original Redevelopment Plan may include the issuance of Tax Increment Bonds by the City and possibly other financings by the City, the Authority and other governmental bodies responsible for implementation of redevelopment projects. Financing costs may include, but are not limited to, bond issuance costs, debt service reserve funds, bond insurance, construction interest, capitalized interest, other interest payments, fees, and professional services.

6. Demolition

The Air Force Base contained many buildings that were used for a wide variety of activities ranging from dormitories to offices to medical facilities to warehouses. Many of the buildings are planned for re-use through the redevelopment projects. Other buildings are functionally obsolete or do not fit within the physical layout of the new land use plans. These buildings are to be demolished. Demolition costs include significant allowances for environmental protection activities including asbestos abatement and lead paint abatement.

7. South Park Village capital improvement projects

South Park Village is a planned urban village of seven million square feet of building development covering 162 acres. The City and the Authority will construct public infrastructure to serve the site including but not limited to roadways, utilities, storm water management system, lakes, parks and public spaces, landscaping and street lighting, signage, sidewalks, trails, parking and other public facilities. The project will be constructed in phases, with the timing of projects related to the private construction activity within the village. The first phase of the project includes much of the basic infrastructure—access roads, storm water management systems utility trunk lines—to serve the entire development.

A. First phase projects

Roadway Construction and Improvements. Includes the construction of Farrow Parkway and Howard Parkway, as well as landscape, signage and related improvements at the south entrance. This project entails full depth roadways, sidewalks, bike or walking trails, curb and gutter, drainage, striping, landscaping and a 25% contingency for increased costs and other improvements.

Stormwater Management System. A system of lakes and canals designed to manage the quantity and quality of storm water runoff and serve as an amenity for the development.

Waterfront Park. The primary public space and focal point of South Park Village, linking the core of the urban village to the water amenities.

B. Later phase projects

Interior Roads. Construction of improvements to Shine Avenue, extension of Shine Avenue Improvements to Emory Road, connection of interior roads between Farrow and Shine, North Entrance improvement. Includes full depth roadway, sidewalks, bike or walking trails, curb and gutter, drainage, sidewalks, bike or walking trails, curb and gutter, drainage, striping, landscaping and a 25% contingency for increased costs and other improvements.

South Park Village Street Grid. Construction of streets to complete the urban grid framework. Includes full depth roadway, sidewalks, bike or walking trails, curb and gutter, drainage, striping, landscaping and a 25% contingency for increased costs and other improvements.

Public Parking Facilities. Surface parking lots and/or structured parking to serve the densely developed village core.

8. Harrelson Boulevard improvements

The Harrelson Boulevard (also known as Jetport Road) project is a set of improvements, realignments and extensions to an existing roadway to provide improved access to the Airport and improved traffic circulation on the south side of Myrtle Beach. The project consists of the following elements:

- Realignment and widening of existing Jetport Road (four lanes).
- Extension of Jetport Road to the east on a new alignment to connect US 17 Business as a signalized intersection at 29th Avenue (four lanes).
- A high level of landscaping along Harrelson Boulevard to create a parkway effect and identifiable entrances.
- A new connection between the realigned Harrelson Boulevard and old Jetport Road to provide a connection with existing County Route 600. The connection on Harrelson Boulevard (a signalized intersection) would be at a location of the future alignment of a realigned Central Parkway. This would be the only Phase I intersection on Harrelson Boulevard between US 17 Bypass and the Airport. Right-of-way would also be reserved for a future interchange at this location if this were considered desirable to enhance Airport access (not anticipated to be required in the foreseeable future).

9. Water and sewer improvements

The City's long-range capital improvement budget projects the need for water system improvements and sewer system improvements to serve the Redevelopment Project Area.

The Original Redevelopment Plan budget estimate for all Redevelopment Projects was \$83,683,000.

As development has progressed in the Redevelopment Project Area, certain of the projects, developments and roadways have been given different names than the names used in the Original Redevelopment Plan. South Park Village is now known as the Market Common and several streets are now known by different names from those that appeared in the Original Redevelopment Plan and the 2005 Amendment. The street name changes are as follows:

<u>Original Street Name</u>	<u>Current Street Name</u>
Belin Street	Nevers Street
City Park Street	Hackler Street
South Park Drive	Reed Street
Wainwright Avenue	Johnson Avenue
Wainwright Extension	Part of Farrow Parkway
Wainwright Boulevard	Meyers Avenue

ADDITIONAL EXISTING REDEVELOPMENT PROJECTS

The redevelopment projects provided for in the 2005 Amendment, the 2010 Amendment and the 2015 Amendment comprise the following:

A. Market Common Redevelopment Projects provided for in the 2005 Amendment:

1. Work in existing public right of way

Scope: Includes all streetscape and utilities associated with Phase I and new street connections (including improvements at south side of Phillis Drive; new intersection at South Park Drive and Farrow Parkway; intersection at Iris Avenue and Farrow Parkway; Phase VII spine road; small intersections in existing public right of way; and extension of Howard Avenue)

2. Work in existing public right of way

Scope: Includes all streetscape between existing west face of curb and east back of sidewalk along Howard Avenue (including improvements and modifications to a portion of Howard Avenue and City Park Street (east half, south of Howard to Farrow Parkway only))

3. Phase I work to construct public right of way

Scope: Includes all streetscape and utility work to the building pads on Howard Avenue, South Park Drive, Belin Street and the west half of City Park Street (including grading and drainage; utilities; streets; sidewalks; landscaping; fixtures and electrical work)

4. New streets on owned property

Scope: Includes all streetscape and utility work between back of sidewalks (to include Wainwright south extension and extension B; Pampas loop; New street Pampas-Howard loop; New street south extension to Pampas loop; Phase VII loop road; Phase VII spine road; Utility corridor road; Iris Street and extension; City Park Street extension and Belin Street extension)

5. Modification of existing public right of way

Scope: Installation of parallel street parking to back of sidewalk (Pampas improvements and Shine Avenue)

6. Work adjacent to neighboring property

Scope: All streetscape and utility work between back of sidewalk (including Utility corridor, City Park Street and Iris Street streetscape)

7. Work at west side of Wainright Avenue

Scope: Additional work being performed in public right of way currently contracted under the installation of Wainright (to include sidewalks; curb cuts/ramps; electrical conduit; landscaping/irrigation and street lights)

8. Public parking areas

Scope: Construction of public-owned structured and surface parking facilities (including Phase I parking lots; parking lots west of Wainright; parking lots east and west of Shine Avenue; parking lot south of Farrow Parkway; parking structure P1 and parking structure P2). Construction will produce parking for 2,446 cars

9. Public park to be enhanced

Scope: Enhancement of public park and associated amenities (including landscape and a community center building)

10. Extension of drainage ditch through Credit Union Site

Scope: Pond excavation and fill for pond crossing.

11. Signalized traffic intersections

Scope: Addition of signals at both existing and newly constructed intersections (totaling six work zone locations along Farrow Parkway)

B. City Redevelopment Projects provided for in the 2005 Amendment:

1. Construction of multi-sport athletic complex

Scope: Construction of a multi-sport complex to include two control facilities, parking, bleachers, scoreboards, sound systems, fencing, and lighting.

2. Relocation of Meyers Avenue

Scope: Relocate Meyers Avenue to the southern boundary of the proposed Multi-Sport Complex (based on Phase II estimates only and not to include landscape/hardscape and water and sewer line extensions).

3. Renovation of existing “Motor Pool” building

Scope: Renovations to Fire Department structure (including exterior and interior upgrades, landscaping, site work and roofing) and renovations to the Police Department structure (to include interior upgrades).

4. Renovation of existing Crabtree Gymnasium

Scope: Renovation and additions to the existing structure (outline of work and details of three alternate scenarios attached).

5. Natatorium

Scope: Construction of a covered, climate controlled natatorium planned to include a 50-meter pool, locker room facilities, and spectator seating.

6. Boat Landing Shortfall

Scope: Additional funds for construction of an access road and boat landing planned to include four ramps, bulkheads, courtesy docks, and parking areas.

7. Alternative Recreational Facilities

Scope: Construction of a new in-line roller skating facility and/or renovations to the existing in-line roller skating facility and development and construction of an additional park facility designed to serve non-traditional sports activities.

8. School Facilities

Scope: Site acquisition and construction of a new school and school-related facilities.

C. Redevelopment Project Added by 2010 Amendment:

1. Phase 1 infrastructure improvements for Horry County International Commerce Park on 460 acres of Myrtle Beach International Airport property

Scope: The Phase 1 infrastructure includes roadways, drainage, water and sewer systems and landscaping. Ultimate lot layout will depend on the type of businesses locating in the Park and the infrastructure will be installed in phases to allow adjustments as the park develops. Phase 1 will provide the main entry roads with landscaping, basic water, sewer and storm water systems.

D. Redevelopment Projects Added by 2015 Amendment:

1. Fire Station

Scope: The proposed fire station will house a fire engine and first responder vehicles to serve housing and commercial development on the site of the former Air Base and at the former Clemson Tract, for which development is currently underway.

2. Meyers Avenue Waste and Recycling Center

Scope: The project involves the development of a waste management and recycling center on Meyers Avenue to accommodate waste generated by the Grand Park sports complex, Crabtree and Base Recreation Centers, and Barc Parc. The center will house a compactor site, recycling center, landscape debris storage and grinding area, bulk debris storage area, and a materials storage area for bulk items landscape mulch, sand, soil, and sports field materials.

3. Barc Parc Expansion (Mallard Lake Drive)

Scope: The Barc Parc expansion involves the creation of a separate area for small dogs (under 17"), the addition of 10 - 12 parking spaces, and installation of ADA approved walkways from the parking lot, through the entry gates, and to an accessible smooth surface area inside the park.

4. Seagate Village ADA Ramps

Scope: The Market Common is within walking distance of the Seagate Village residential area; however, the development does not have ADA compliant sidewalks to encourage and accommodate ready access to Market Common. This project involves installation of approximately 110 ADA compliant intersection locations within the Seagate Village.

5. Mapping and Signage for Market Common District Trail System

Scope: The Market Common District area is a very walkable and bicycle friendly community. The mapping and signage project enhances this aspect of the District through the erection of signs that indicate path and trail names, mile markers,

installation of kiosks with maps of the bicycle and walking paths, and the installation of interpretive signage focusing on history, flora and fauna, etc., as appropriate.

6. Swallow Avenue Park

Scope: The Swallow Avenue park will consist of approximately nine acres, to include two baseball/softball fields and two rectangular fields which will be ideal for soccer, football, and lacrosse. The design includes a nine-hole Frisbee golf course and a nine-hole foot golf course, two picnic shelters, and a playground, rest room facilities, fencing, and a sidewalk from the parking lot).

7. Grand Park, Phase V

Scope: Grand Park - Phase V anticipates the construction of three multi-purpose artificial turf ball fields and two natural turf football field sized area to serve multiple purposes. Parking and restroom facilities will be included. This Phase V project was part of the original Master Plan for the area. The project may be modified to provide festival grounds or other recreational amenities instead of the five fields described above. The Redevelopment Plan contemplates that the City would seek to secure funding from sources outside the incremental revenues of the District.

8. Grand Park Loading/Unloading Area

Scope: Grand Park Loading/Unloading Area - This project involves the construction of an area adjacent to Farrow Parkway to allow vehicles to exit Farrow Parkway to load and unload equipment necessary for events in the park. This addition will improve safety conditions, as one lane of Farrow Parkway is currently being blocked for this purpose when loading and unloading occurs for events at the Park.

The 2015 Amendment deleted the Natatorium and Boat Landing Shortfall as redevelopment projects under the Redevelopment Plan, and the School Facilities project is hereby deleted as a redevelopment project from the Redevelopment Plan. The redevelopment projects for which development has commenced are referenced herein as the “Existing Redevelopment Projects.”

ADDITIONAL 2018 REDEVELOPMENT PROJECTS

The Authority has determined that additional projects (the “Additional Redevelopment Projects”) shall be added as redevelopment projects under the Redevelopment Plan. It is anticipated that projects number 2-6 below, which support public infrastructure for the Market Common Developer Projects, will be financed by a 2018 issue of Tax Increment Bonds in the approximate amount of \$8.0 million. The projects would be completed over fiscal years 2018-2020. Any other issuance of bonds must be completed prior to December 2020, at which time the authority to issue Tax Increment Bonds for the District will expire. The issuance of additional bonds may include financing for expansion of the Police Department Facility on Mustang Avenue,

and/or South End Parking. Other projects will be undertaken as funding becomes available. Descriptions of the Additional Redevelopment Projects follow:

1. Rehabilitation, reconstruction, repair, and remodeling costs of Redevelopment Projects

- *Public Parking Facilities*

Scope: Resurfacing and repair of surface parking lots and structured parking to serve the densely developed urban core.

- *Roadway Milling, Resurfacing and Striping*

Scope: Includes milling, resurfacing, restriping at 12- to 15-year intervals beginning in 2017-18. Project includes full depth roadway, sidewalks, bike or walking trails, curb and gutter, drainage, striping, landscaping and a 25% contingency for increased costs and other improvements to Farrow Parkway, Howard Parkway, Interior Roads including Shine Avenue, Emory Road, Interior Roads in the Market Common, Streets to complete the urban grid framework, Phyllis Boulevard, Harrelson Boulevard, landscaping and signage and related improvements at the North and South Entrances and one-time resurfacing of interior streets in Seagate Village.

- *Storm Water Management System*

Scope: A system of lakes and canals designed to manage the quantity and quality of storm water runoff and serve as an amenity for the development. Rehabilitation and repair work will include dredging lakes as canals mature and sediment accumulates.

- *Valor Park and Warbird Park*

Scope: The primary public space and focal point of South Park Village (now the Market Common), was a waterfront park linking the core of the urban village to the water amenities. That park became Valor Park as the Market Common developed. Additional park space has been created in Warbird Park, located at the entrance to the former base property and serving as home to four examples of aircraft that flew from the former base. This project will provide for landscaping and park furniture and fixtures to be rehabilitated and repaired at Valor Park. It will provide for the periodic repainting of the aircraft at Warbird Park.

- *Replacement plan for CCTV Camera System*

Scope: The periodic repair or replacement of the system of cameras to be installed at intersections and public facilities throughout Grand Park and the Market Common.

2. Valor Park Restroom Facility

Scope: Construction of a Public Restroom Facility in Valor Park to better accommodate daily activity and special event goers.

3. P2 Parking Structure; Addition of a Third Level

Scope: Construction of an additional parking level at the existing parking structure in parcel P2. The additional floor is expected to add approximately 150 parking stalls.

4. P1 and P2 Parking Structure Modification and Improvements

Scope: Demolition/reconstruction of existing entry and exit medians in order to widen turn radii. Installation of digital entry signage which automatically displays the number of available/open parking stalls on all parking levels.

5. Update Howard Median Playground Equipment

Scope: Replacement and expansion of equipment in the Howard Street playground.

6. XYZ Infrastructure Improvements (including County Parcel)

Scope: Construction/development (hard and soft costs) of the public infrastructure to provide for private development of an approximately 100-room hotel on the XYZ parcel, including roads, sidewalks, drainage, water, sanitary sewer, landscaping and irrigation to provide for single and/or multi-family residential development similar to the original Redevelopment and Financing Plan utilized in the development of Parcels R4 to R12.

7. Surveillance Cameras and Information Technology Infrastructure for Public Streets and Parking Lots

Scope: Acquisition and installation of surveillance cameras, including the system infrastructure to allow their connection to the Police Department's surveillance system along Farrow Parkway, Meyers Avenue and other public streets that would be linked to the Police Department's CCTV system.

8. Grand Park Phase I-IV Improvements

Scope: Improvements to the concessions tower and other concessions areas, including addition of an ice kiosk at the existing athletic complex; replacement of field turf on fields 1, 2 and 3 in 2020-21 and fields 4 through 9 in 2023-24; addition of security cameras in 58 locations throughout Grand Park, picnic shelters, batting cages, bullpens and scoreboards, renovation of Crabtree Gymnasium and Gen. Robert Reed Recreation Center, Hockey Rink, and fencing and expansion of playground equipment at Savannah's Playground.

9. Grand Park Linear Extension

Scope: Improvements along the lake running parallel to Farrow Parkway to include bicycle and pedestrian paths into and around the lake, ingress and egress for both automotive equipment and bicycles/pedestrians from both Farrow Parkway and the

International Technology and Aerospace Park, an outdoor classroom area, and refurbishment of an existing building to provide restroom facilities.

10. Extension of Howard Avenue to Emory Road

Scope: This project would extend the northern segment of Howard Avenue to an intersection with Emory Road. It assumes widening the existing road bed, and adding curb and gutter, sidewalks and trees. Funding in the amount of \$85,000 will come from the developer of Glen Arbor Planned Unit Development (PUD). The development agreement for that PUD calls for the developer to seek additional funding for the project to the extent it may be available.

11. Police Annex Renovations

Scope: Renovations to the Police Annex located on Mustang Avenue would allow for expansion of current investigative and training activities, replacement of indoor shooting range facilities, as well as provision of office space for the additional patrol officers now needed in the former base area. This would give officers generally greater access to south end properties, including those that have developed on the site of the former base.

12. Fire Station #3 Renovations

Scope: Updates to the station and its attendant fire training facilities that would bring the facility up to National Fire Protection Association (NFPA) and Occupational Safety and Health Administration (OSHA) guidelines, allow for the addition of the placement of a ladder truck and a medical squad at the station, and add a decontamination area and larger classrooms that could be used for community meetings and training events for residents and businesses of the south end and the former Air Base.

13. South End Parking

Scope: This project is in a conceptual stage at present. It would involve acquiring a suitable area for parking and making access available to the beach and the state park for residents of the former Air Base properties.

14. Extension of Shine Avenue to Airport Hangar Site

Scope: An extension of a taxiway of approximately 1,450 ft. in length from Shine Avenue to the site of a new hangar to be constructed by a private firm. The public infrastructure to support the project also includes provision for storm drainage and extension of water and sewer lines to serve the site. A private firm engaged in maintaining aircraft will construct the hangar at its own expense. The firm expects that this project will bring 50 new jobs to the area.

ESTIMATED REMAINING REDEVELOPMENT PROJECT COSTS

The following are the estimated remaining redevelopment project costs expressed in 2017 dollars. The budget figures shown below are estimates of total costs expected in completing such redevelopment projects. The estimates vary from very preliminary cost estimates for projects for which no actual design has been completed, to construction cost estimates provided by engineers or other professionals for projects for which some design has been undertaken. Actual costs may vary from estimated costs.

<u>Project Title</u>	<u>Cost Estimate</u>
Fire Station (former Clemson Tract)	\$ 3,500,000
Meyers Avenue Waste and Recycling Center	82,000
Barc Parc Expansion (Mallard Lake Drive)	52,000
Seagate Village ADA Ramps	374,000
Mapping and Signage for Market Common District Trail System	12,000
Swallow Avenue Park	350,000
Grand Park Loading/Unloading Area	100,000
Rehabilitation, reconstruction, repair and remodeling ¹	17,180,000
Valor Park Restroom Facility ²	207,000
P2 Parking Structure; Addition of a Third Level ²	3,221,000
P1 and P2 Parking Structure Modification and Improvements ²	39,000
Update Howard Median Playground Equipment ²	21,000
XYZ Infrastructure Improvements (including County Parcel) ²	3,811,000
Surveillance Cameras and Information Technology	
Infrastructure for Public Streets and Parking Lots	2,500,000
Grand Park Phase I-IV Improvements	3,700,000
Grand Park Linear Extension	500,000
Extension of Howard Avenue to Emory Road	1,258,800
Police Annexation Expansion	3,785,000
Fire Station #3 Expansion	2,300,000
South End Parking	3,200,000
Extension of Shine Avenue to Airport Hangar Site	<u>755,000</u>
Grand Total	\$ <u>46,947,800</u>

¹ Estimated at \$955,000 per annum.

² The scope and complexity of planned redevelopment projects may require additional and specialized project management capacity to support the existing staff resources of the City, the Authority and other organizations that implement or construct redevelopment projects. Accounting, bookkeeping, inspections, scheduling, contract administration, and construction supervision are examples of project-related services that may be required to complete redevelopment projects in an effective, timely manner. These costs are included in estimates for the Valor Park restroom facility; P2 parking structure addition of a third level; P1 and P2 parking structure modification and improvements; update Howard Median playground equipment; and XYZ infrastructure improvements (including County parcel).

In terms of economic impact, the greatest economic drivers among these projects are the infrastructure supporting development of an approximately 100-room hotel on the XYZ parcel,

and the Extension of Howard Avenue to Emory Road that will open a route for new residents of the Arbor Glen PUD to Market Common commercial venues, medical facilities, parks and trails. These projects will support the creation and sustenance of jobs in the existing retail sector and the emerging medical sector, as the Tideland Health project develops and residential development continues in and adjacent to the District.

Most other projects are designed to enhance the viability of existing economic activity in the district.

ESTIMATE AS TO EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT

The most recent equalized assessed valuation of the project area comprising the District as of the creation of the District was \$15,600. It is estimated that the equalized assessed valuation of the project area comprising the District after redevelopment will be \$40,275,000. This estimate has been made based on the following:

1. A review of current property values as listed in the Horry County tax records for taxable properties as of December 31, 2017;
2. Estimates of the value of other properties based on market activity, lease income and conservative estimates based on available information;
3. The estimated values of prospective private investments as given by owners or developers;
4. Estimates of future development activity and values for all other properties based on the current land use plans; and
5. A build-out period of approximately 25 years, ending in 2031.

POSSIBLE SOURCES OF FUNDS TO PAY COSTS

Tax Increment Revenue Bonds	not exceeding \$15,000,000
Tax Increment Revenues in excess of annual debt service	approximately \$34.5 million

Other possible sources include approximately \$1,000,000 in grants from private sources, state agencies and the Authority for the four phases of development of the Linear Park, \$85,000 of developer contributions from the Arbor Glen PUD, and other grants for which the City may apply. It may also include limited amounts of City capital project funding, water and sewer and storm water utility revenues and Authority revenues to be awarded on a discretionary basis.

Based upon the expiration of the City's ability to issue additional tax increment debt in December 2020 and the projected annual debt service coverage, it is estimated that the available tax increment revenue will be sufficient to cover the costs of other projects on a pay-as-you-go basis, and that it will generate some surplus revenues for distribution to the taxing jurisdictions beginning in about 2018.

Attached is an exhibit showing projected revenues, baseline revenues to be distributed according to the City's Tax Increment Revenue Bond Ordinance, accumulated contributions to the capital account to pay project expenses, and amounts to be paid annually for incidental expenses. These projections show the expected impact upon the taxing jurisdictions based upon factors that are currently known. Based upon the projections it is estimated that, beginning in 2018, the City expects that the District will produce surplus revenue in approximately the amounts shown below for distribution to the taxing jurisdictions. In each year when surplus revenue is available (based upon actual expenditures and utilizing the methodology of determining surplus used in the exhibit), the City will request the Authority to declare such funds to be surplus funds to be distributed to the City, County and School District according to their property tax rates in effect at the time.

EXHIBIT

Results of Bond Year ending October 1, 20XX	2018	2019	2020	2021	2022	2023-2040	Total
AFB Redevelopment District Taxes	\$ 10,237,367	\$ 11,568,224	\$ 12,146,635	\$ 12,450,301	\$ 12,574,804	\$ 215,909,393	\$ 274,886,724
Less: Baseline Distribution	(1,063,673)	(1,063,673)	(1,063,673)	(1,063,673)	(1,063,673)	(14,910,422)	(20,228,787)
Incremental Revenue	9,172,694	10,503,551	11,081,962	11,385,628	11,510,131	201,003,971	254,657,937
Less: Debt Service on 2016 Refunding Bonds	(2,951,600)	(2,956,925)	(2,957,425)	(2,959,300)	(2,952,550)	(41,182,150)	(55,959,950)
Less: DS on Series New Bonds	-	(985,000)	(985,000)	(985,000)	(985,000)	(13,790,000)	(17,730,000)
Available for Allocation and Distribution	6,221,094	6,561,626	7,139,537	7,441,328	7,572,581	146,031,821	180,967,987
Allocations for RRR&R expenses	(250,000)	(950,000)	(950,000)	(950,000)	(950,000)	(13,130,000)	(17,180,000)
Allocation to Capital Projects Account	(1,500,000)	(800,000)	(1,250,000)	(1,500,000)	(1,600,000)	(12,990,375)	(19,640,375)
Projected Surplus for Year	\$ 4,471,094	\$ 4,811,626	\$ 4,939,537	\$ 4,991,328	\$ 5,022,581	\$ 119,911,446	\$ 144,147,612
Surplus to be distributed after Oct 1 of Fiscal Year	2019	2020	2021	2022	2023	2024-2040	Total
City	1,317,528	1,417,875	1,455,567	1,470,829	1,480,038	35,335,122	42,476,958
County	890,819	958,666	984,151	994,470	1,000,697	23,891,102	28,719,904
School District	2,262,748	2,435,085	2,499,819	2,526,029	2,541,846	60,685,222	72,950,750
	\$ 4,471,094	\$ 4,811,626	\$ 4,939,537	\$ 4,991,328	\$ 5,022,581	\$ 119,911,446	\$ 144,147,612