

Improvement District Forum



Myrtle Beach Train Depot
January 29, 2020

Improvement Districts



Improvement Districts are not new. Improvement Districts are found in cities and towns across the Nation that range in size and scope. Some are independent of local government, having almost complete autonomy to finance, construct, and manage specific projects, while others are dependent on local government, created only to raise revenue for specific projects. Here are some terms you may have heard:

- Business Improvement Zones
- Special Improvement
- Special Assessment
- Business Improvement District (BID)
- Municipal Improvement District (MID) – *South Carolina statute*

WHAT is a MID

South Carolina Code of Laws
TITLE 5 – CHAPTER 37
MUNICIPAL IMPROVEMENT ACT OF 1999
scstatehouse.gov



- Municipal Improvement District (MID) is what SC uses for the more common term “BID”... for example the ordinance in downtown Columbia SC, actually reads like this:
 - **Section 1.** Pursuant to the authority granted by the South Carolina General Assembly in South Carolina Code §5-37-10, et. seq, there is hereby established a *municipal improvement district* to be known as the **City Center Business Improvement District** (hereinafter “BID”).
- A MID is an area designated by City ordinance within which an adopted improvement plan may be implemented and supported with a special assessment, among other means.
- Collected money must be invested within the established area and/or can be invested outside of the area if it creates a positive impact to the District.
- SC statutes require that the assessment method equitably assess property owners to support desired actions.
- Does NOT affect 4% owner occupied residential property unless the property owner consents to participating in the assessment.
- The required Assessment Roll, confirmed by ordinance after notice and a public hearing, is used to determine the amounts of the annual assessments to be levied and collected against the property.

Potential Boundaries



Recommended Funding Options

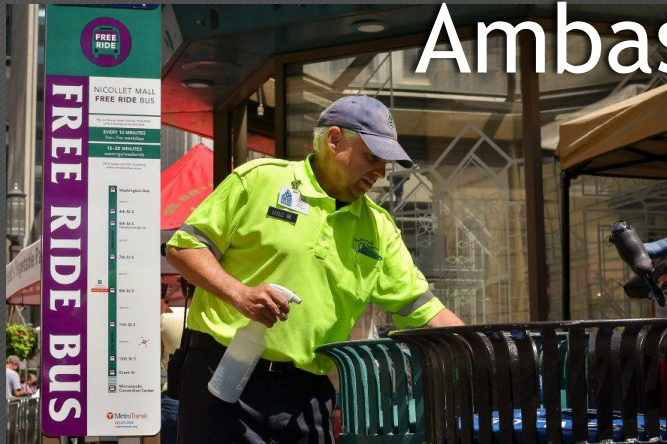


The MID assessment can be spent on “improvements” as defined in Section 5-37-20 of the Code Of Laws Of South Carolina.

- A common use of MID Money is to implement Enhanced Services above and beyond what the City is required and has the capacity to do.
 - Detailed Cleaning and Beautification Projects
 - Safety and/or Hospitality Improvements
 - Social Service Outreach
 - Ambassador Programs
- Parkways, pedestrian facilities, façade redevelopment, burying utilities, and incidentals for projects are all good examples of large physical improvements.



Enhanced Services Ambassador Programs

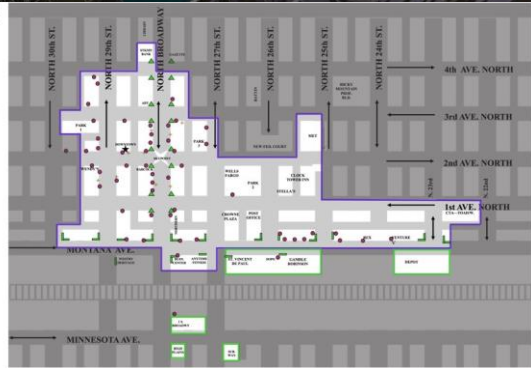


*Example Website

BID Street Team

Downtown Purple People

BILLINGS BID MAP



Trashes Emptied Per Year: 2768



Miles of Sidewalk Washed: 7

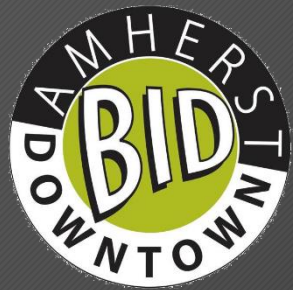


Flower Baskets watered/week: 350



Gallons of Elephant Snot Used: 3





Wilmington, NC



Columbia, SC



Raleigh, NC



Not Recommended For Funding



Generally, items not recommended to be funded consist of projects underway or completed, and adequate levels of services provided by the City. For example, daily trash collection on Ocean Blvd. and police officers who may respond inside or outside the District are not recommended.

Examples Might Include:

- Additional City of Myrtle Beach Police Officers
- Current levels/schedules for trash and solid waste removal and maintenance services
- Additional City Staff to support the above services and maintenance
- Ocean Outfall Project
- And not so well known services, like Mosquito Spraying

WHO Decides What Gets Funded



You do... An Advisory Committee or Board of Directors will need to be established. It should be comprised of property owners, business owners, stakeholders, municipal staff, elected officials, etc.

After the property owners within the boundary have agreed to the idea of a new assessment, this established group will need to make improvement and budget recommendations to City Council for its annual rate setting process.

Calendar For Implementation of Downtown MID



Milestone

Resolution creating MID (per SC Code Sec 5-37-50)

1st Publication of Resolution in newspaper

2nd Publication of Resolution in newspaper

Public Hearing on MID no fewer than 20 and no more than 40 days from adoption of the resolution

First Reading of MID Ordinance (per SC Code Sec 5-37-100)

Second Reading of MID Ordinance, including Completion of Assessment Roll

Publish Notice of Completion of Assessment Roll in newspaper of general circulation

Notice property owners as to Completion of Assessment Roll & Hearing of Objections

Objection Hearing Period by officers of the City

Objections presented to City Council; Confirmation of Assessment Roll by vote of the entire Council

Alternate date for Confirmation of Assessment Roll

Improvement District Proposal Summary



- Improvement Districts can be a tool to require that all property owners make proportional contributions to additional public services to improve the District.
- City does not propose that it fund existing services.
- City does not propose that it be used to replace existing resources.
- City proposes an Improvement District Advisory Board be established to recommend allocations & to make sure that each area in the District receives proportional benefit.