

PROCUREMENT
AND MATERIALS
MANAGEMENT



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Addendum #02

October 9, 2025

RFQ 26-R0002

Arts and Innovation District Developer

The purpose of this Addendum #02 to RFQ 26-R0002 for Arts and Innovation District Developer, dated September 22, 2025, and previously amended on September 29, 2025, is to answer the following questions:

1. Are there any developers, general contractors, or design teams on a blacklist?

No, there are no developers, general contractors, or design teams on a blacklist.

2. Please confirm that you are not necessarily looking for a master developer for all of the sites. The RFP makes it sound as though you can separate the sites and have different development teams.

We are looking for a partner, or partners, to develop the entire site. However, we are open to submissions focusing on specific sites.

3. Are there any required sustainability goals for the sites/developments? If so, does the development team pick the preferred sustainability strategies?

There are no required sustainability goals for the sites or their development.

4. Which development teams has the City approached to date? Which development teams have declined participation?

The City has not directly asked any development teams to redevelop the Arts and Innovation District to date. The purpose of this RFQ is to solicit responses from development teams that may be interested in participating in this project.

5. Does the development team need to bring a general contractor on the team?

The City expects that a future development partner will lead the creation of a development team, including a general contractor after selection.

6. Will the development team need to “hard” bid the projects or will a negotiated GMP bid be acceptable?

The goal of this RFQ is to solicit qualifications from potential partners. There is no expectation that a development team will “hard” bid any site(s) in this response.

7. Are there any insurance requirements that the development team needs to be aware of?

Standard City insurance requirements include \$1,000,000 in General Liability, \$1,000,000 in Auto Liability, \$500,000 in each of the three categories of Worker’s Compensation, with the City of Myrtle Beach listed as additional named insured for both General Liability and Auto Liability. A certificate of insurance (COI) is not required to submit qualifications but may be required if a development team works within City limits. More specific insurance requirements will be discussed with the awarded development team(s).

8. Are there any “brownfield/clean up” funds available for areas with contamination?

At this time, we are unaware of areas contaminated to the degree of needing remediation and do not anticipate this as necessary. However, the selected development partner will be responsible for standard site and environmental due diligence upon selection.

9. Will there be any prevailing wage requirements?

We do not anticipate any prevailing wage requirements at this time. However, the City will consider all variables during the evaluation period and negotiation process.

10. Will there be any additional subsidies the City is willing to entertain, such as TIF, grants, housing funds, infrastructure bonds, historic tax credits, etc.?

Yes, the City is willing to entertain additional subsidies.

11. Are there affordable housing/workforce housing goals as part of this development? If so, what are they? Is the City in support of affordable housing/workforce housing in this area? If so, are there specific criteria (80/20 AMI, 60/40 AMI, etc.) for the development team to achieve? Is the City willing to provide a letter of support?

There are no specific affordable housing goals for these sites. However, the City remains in support of affordable and workforce housing development generally and is willing to provide letters of support when appropriate.

12. Are there any housing density goals the City is looking to achieve?

There are no specific housing density goals at these sites.

13. Are there any MWBE/DEI goals the City is looking to achieve? Will this impact scoring?

There are no formal MWBE participation or diversity-related requirements included in the scoring criteria for this solicitation. However, the City welcomes participation from minority and women-owned businesses, as well as other firms that bring diverse perspectives and experiences.

14. Will the City be looking for traffic studies? Who is responsible to provide all existing site condition assessments (soil borings, PNA/CAN, etc.)? Will that be the City or the development team?

The City has already completed many existing and future conditions assessments during the planning stages for nearby infrastructure projects, including https://www.downtownmyrtle.com/files/ugd/26b2fa_f755e9ef7c8c457580a84b69fe0b47e3.pdf
The selected development partner(s) will be expected to conduct standard site and environmental due diligence upon selection.

15. Will the City be looking for regional stormwater strategy reports?

The site should not require regional storm water strategy reports at this time. The development site will include up to 300,000 square feet of stormwater capacity for development. The selected development partner(s) will be expected to conduct any additional site and stormwater due diligence upon selection. Please reference https://www.downtownmyrtle.com/files/ugd/26b2fa_f755e9ef7c8c457580a84b69fe0b47e3.pdf

16. Will the City be looking for any additional infrastructure improvements in this area? If so, please provide a list of said improvements?

The City is not aware of any specific infrastructure improvements required on the site at this time. Page 7 of the RFQ highlights infrastructure investments the City has made to date.

17. Are there any existing buildings or structures that must remain? "Historic" considerations? If historical preservation is involved in certain sites, will there be additional historic tax credits available?

There are no existing buildings or structures that must remain on the sites.

18. What is the expected approval process for entitlements once the development team is selected? What community engagement is expected of the development team?

The selected development team(s) would be expected to work with the City to jointly pursue the proper zoning and entitlements in addition to the community engagement that comes along with that process.

19. How closely does the newly selected development team need to follow the previous design ideas/examples provided by LS3P?

The master plan provided by LS3P was conceptual, and the physical layout of the sites has changed since that time. While the City believes the master plan continues to represent an exciting vision for the Arts and Innovation District, the master plan is not intended to be prescriptive.

20. What additional incentives or grant programs, beyond those already described, will the City make available to support redevelopment in the District?

The City is willing to entertain additional incentives at the request of the development team.

21. Are financial incentives limited to JEDA, or will Horry County also participate?

At this point, we do not believe incentives are limited to JEDA. The City is willing to entertain additional incentives at the request of the development team. Horry County participation is unknown at this time.

22. Will all properties within the designated historic district receive protection under this redevelopment initiative?

No, all properties within the designated historic district will not receive protection under this redevelopment initiative.

23. Are any feasibility studies such as market analyses or comparable evaluations available for review beyond what has been referenced in the RFQ?

The Myrtle Beach Downtown Alliance has developed an Advanced Residential Plan draft, including a market analysis. The draft plan can be viewed at https://airfq.cmbapps.com/docs/2025-08-15_MBDA%20Advanced%20Residential%20Plan_Final%20and%20Market%20Analysis%20Phase%20I.pdf

24. What is the anticipated zoning timeline as it relates specifically to these parcels?

To further support transformational development, the City has contracted with Kimley-Horn to modernize the City's code structure. This project has an estimated completion date of Q2/Q3 of 2026..

25. Will the subject parcels be incorporated into the broader Citywide zoning rewrite currently underway?

Throughout the ongoing zoning rewrite the City expects the updated map to continue to prioritize the long-term opportunity for development in the Arts and Innovation District.

26. Will City Council approval be required at any stage to move forward with redevelopment or in the selection of a development partner?

Yes, the City Council will need to approve the development agreement(s).

27. Is the five-year voucher value considered eligible for inclusion in a public-private partnership structure?

Yes, the five-year voucher value is considered eligible for inclusion in a public-private partnership.

28. Can the Abandoned Building Revitalization Credit be applied to mixed-use, ground-up development on sites where an abandoned building is present?

The opportunity to pursue state-level funding and incentives must be independently evaluated according to State of South Carolina regulations.

29. Can you confirm whether the City would consider a proposal for advisory and owners representative services, or is it the intent of the solicitation to only engage with firms who will serve as the developer providing project financing?

We are not soliciting proposals for advisory and owner's representative services. The intent of his solicitation is to engage with firms who are interested in developing one or more of the sites.

Qualifications are due no later than Thursday, October 30, 2025 at 2:00PM (local time.) All qualifications must be submitted online through the project website (<http://airfq.cmbapps.com>)

Thank you,
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