

Town of Holden Beach

Summary of Public Input Comments for Fishing Pier

Date of Public Meeting; February 29, 2024

Description	# Votes	Comment
Total number of responses	76	Includes input forms collected at meeting and those submitted online. Residents who submitted twice are counted once. Number of known non-residents included is 1.
No Pier	13	Opinions vary from 'stop all spending and sell property' to 'provide updated inspection reports and financial studies then let residents vote on pier future.'
Pier or New Pier with conditions	34	Opinions generally want addition and complete information on long term financial reports on costs and revenue before any work before investing in Pier repairs. Most opinions want a new pier if money is to be spent.
Save Existing Pier	29	In general opinions want to move forward with repairs to existing pier and at the same time create a financial plan to create income. At the least the property should not be sold.

Process of choosing vote categories:

The public input form did not have any questions or statements for residents to response to. Each opinion had to be read and then accessed to before categories could be created. Three categories were created after reading all 76 opinions. The opinions not to have the pier were most clear in their message.

Summary:

The most common "want" is for more financial information; how much will it cost to run and maintain the pier including additional repairs. There is also a strong desire to build a new pier in lieu of spending more money on repairs.

ADDRESS			No Pier	Pier/New Pier with conditions	Save Pier	COMMENTS FROM PUBLIC INPUT FORM Note #1: <i>Hand written comments are italicized and have been shortened to key points and paraphrased (see original form comment for full text.)</i> Note #2: Typed Comments have been copied in full and pasted into this document.
Street Number	Street Name	Street Type				
133	Charlotte	St			1	<i>Need to find a way to repair or replace the pier...</i>
124	Durham	St			1	<i>The pier has been a staple of HB and represents strength of the island for me... Save and Repair the pier.</i>
124	Salisbury	St			1	<i>Do not sell property. Need new bid. Need economic study...</i>
114	Shrimp	St		1		<i>Property was purchased to save ocean front for citizens... Repair pier if within budget. Then long term planning.</i>
106	Burlington	St W			1	I really want them to fix the pier issues not combined with the building. The building is probably beyond repair, however the pier is in okay shape according to the survey. I'd like to say that removing the pier is a horrible idea. It's as much Holden Beach as the chapel and water tower. It would be a shame to let this board decide to tear it down. I'd like to see it replaced with a concrete pier like those found in Florida. Additionally I think the town could tear down the existing building and build a new building in its place. What a great place for a restaurant. Lease it to highest bidder to put in a restaurant. Charge a special tax to patrons. People would come from all over to eat there with that view. Do some kind of profit sharing with restaurant to pay for building and pier construction.
186	Greensboro	St		1		
118	Carolina	Ave			1	The board of commissioners should immediately seek bids to make the necessary structural repairs to the pier using the water jet method of installing the pilings that need replacing instead of being driven from a barge so the project bids will come in at budget or less. The pier needs to be open for the summer season beginning June 1.
123	Marsh Walk		1			I don't think enough people use the pier annually to justify the cost of rebuilding. I've lived on the island since 2014. MOST tourist love to fish off the beach with their kids and the local fisherman show up in November. Generally speaking I don't notice many people fishing off the pier during the winter months and I don't think residents need to spend \$3,000,000.00 for the amount of people that use the pier annually. From my perspective the tourist come for the beach It's like the exercise area on Ocean Blvd. That was a waste of money. Thank you to all who help make our town great and keep the hunters out of our marsh.
329	Ocean	Blvd	1			To The Holden Beach Commissioners, Please terminate all of the current costs and projects involving The Pier and let's get an audit going to find out what has been spent and to what end. Please inform The Town of these findings. Then, create/purchase/fortify/expand a system much like The Holden Beach Property Owners Association used to vote on the Pier Property to allow for The Homeowners and only The Homeowners to vote on major issues electronically and/or by mail that is secure and intuitive. It should go out with the next Holden Beach water bill. Then, ask the homeowners some questions. Should we: •Investigate whether The Town can alienate itself from the Pier Purchase and its PART F strictures as it used incorrect and improper data to be awarded the grant. If so: •See if we can crawl out from under the provisions of the grant, return the \$500,000 and then ask The Homeowners what they want to do with these properties, now that we own them. •We have paid over \$150,000 on studies that have been prepared for The Town for Block Q, The Pier and The Lift Stations. Do we get anything from them? Do The Homeowners even want the dammed things? •Ask The Homeowners and only The Homeowners what they want to do with these properties; alienate, sell, repair, replace, raze or just leave for now. •Once the dust settles, AND WE HAVE HEARD FROM THE TOWN create A PLAN for the future of Holden Beach. INCLUDING THE LIFT STATION, WHICH IS THE ONLY IMPORTANT PIECE OF INFRASTRUCTURE. THE PIER: A Pile of Expensive Sticks:Built in 1958 with an approximate 50 year service life. That service life expired in 2008. It is now 2024, which is 16 years later. Which means the pier is now 32% past its service life. It has also been partially destroyed by two storms and rebuilt to what code? \$500 PART F grant We took this and now this property is like a state park because that's who owns it now. In perpetuity AND we have to maintain it. \$500,000 for 3.3 million? Who would take this deal? We were told at the HBBoC Meeting on 09/03/22, "One million to make is safe for ten years." Is this a good value for the taxpayer? I don't think so. What a waste. We were told at the HBBoC Meeting on 12/20/22: BMH Does a Survey "Fasteners are so rotted you can't tell the head from the nut // Struts have slit //Can get 10 more years from the planking // Piers rotted // "He says he originally thought we needed a whole new pier." Don't build on a bad foundation. <u>You're election has been seen as a clear mandate to involve The Homeowners in the way and the means by which Holden Beach goes forward with these and other items. Please listen to The Homeowners and only The Homeowners and do what they want.</u>
150	Yachwatch	Dr		1		We support the pier for Holden Beach and want this for our kids, grandkids and future generations there after. We also feel that going concrete is a better long term solution and want council to consider our suggestion please! We also feel that going concrete is a better long term solution and want council to consider our suggestion please!
120	Starfish	Dr		1		New concrete pier.
110	Starfish	Dr		1		With State and Federal funds, our Holden Beach Pier, deserves to be as good as others around. Our island is superb, we need a superb pier. Let's do it right, for the people and people to come.

					<ul style="list-style-type: none"> Renovate the pier: •The cost of renovating the pier (which is still to be determined) will be an investment over time. •If properly promoted it becomes an attraction to encourage tourism. •The pier will be a reason to retain guests and encourage them to return. •The pier will encourage fishermen and fisherwomen to return. •Improving the facilities appearance will encourage people to patronize the cafe and tackle shop. •Beautifying the property will show guests Holden Beach's intentions to provide a pleasant vacation experience. (The additions of Block Q, improving the existing Pavilion, and bringing up to code the current public restrooms help too) •Generated revenue could be used to extend the pier at a later date. •History and memories can be retained and not forgotten. •Holden Beach will keep its "Family Beach" distinction and not become an oceanfront full of multimillion dollar homes that the average renter could never afford. Do we really want to become an exclusive beach resort town? (ie Bald Head Island, Wrightsville Beach, Virginia Beach, etc.) Fund the pier: •Revenue from the parking, leases and usage fees will help to maintain the pier. •If needed provide an incentive to leasees to open up the businesses to get them over the initial investment. •Post QR codes on the town website and at the pier to give guests and residents the opportunity to donate money. •Provide donation opportunities at town festivals and events •Sponsor events at the pier •Sell sponsorships, encourage legacy gifts, and recognize donors. Sell the pier: • chirp, chirp
122	Durham	St		1	
1171	Ocean	Blvd W		1	<p>New concrete is needed. Old bid is not accurate, new pilings.</p>
					<p>My comments relative to the pier property plans are fairly straight forward. I strongly believe that the Town needs to consider selling the property rather than throwing good money after bad.</p> <p>When the Town opened up the process to public comments it was readily apparent that the majority of property owners were not interested in spending Holden Beach funds on the Pier. Further, it was understood that PROPER due diligence would be conducted relative to needs (repairs of both the Pier as well as the building, the parking lot et al). Since the acquisition it has become readily apparent that this was not done and here we are, somewhat back to the drawing board. Minus a whole lot of money. At one of the last meetings I attended prior to the acquisition, some commissioners commented that the Town was getting a very good deal on the property which was part of their ultimate decision even in the face of opposition. I asked one question numerous times both before and after that comment: what other offers were made for the property over the entirety of the time it was listed and where did the Towns offer stack up relative to the other offers? Needless to say, that question was never answered. I suspect that was due to the fact that there were no other offers or at least no others for the amount of money the Town offered. Too, my observation over many years in a related field is that a property is worth what someone or some entity is willing to pay for it. No more, no less. Could be less if there was a reason the purchase decided to overpay. So great deal? Questionable at best.</p> <p>I think that the Town should look at the funds already invested into the acquisition plus any other costs which have subsequently been incurred PLUS what any projected costs will be as a result of any repairs or plans the Town has for the property. Compare that to what the Town can get for the SALE of the property and then make a determination of what makes more sense: a continuance of spending tax dollars OR recouping dollars already spent as a means to replenish the coffers for any other more worthwhile projects on the horizon (Block Q?). If I'm not mistaken, The Town has found itself in a deficit position as a result of these acquisitions and I'm somewhat of the opinion that even if The Town takes a loss on the sale of the property it will have at least cut its losses and created an opportunity to move forward in a more planful fashion. One that is more in alignment with both our budgetary and financial constraints, as well as the desires of the majority of property owners.</p> <p>I would be more than happy to discuss this with any interested parties. Thank you for the opportunity to provide input and hopefully, this time, the desires of the property owners will be given more consideration than during the initial acquisition "debate".</p> <p>One final thought/comment: it was rumored that The Town needed to provide more public parking as a means to continue to garner beach replenishment funds and other public benefits. If that was indeed the case, I wish someone would just state that. But, did we need to purchase beach front property for that? And if that's the case, why not just take the path of least resistance: tear down and create a large parking lot on the site, no outbuilding, no need for the Pier repairs as opposed to a tear down. I honestly do not believe that we will see any more or any fewer people attracted to Holden Beach if the Pier were no longer there. I don't believe that it is a factor as to whether people purchase or vacation at Holden Beach.</p>
113	Ocean	Blvd E		1	
					<p>Forwarding personal comments from the gathering of last Thursday. My appreciation to the Town Council for hosting this event. 1.Scope of work toward pier restoration needs retrospective detailed review and engineering reassessment. Under the impression from the engineer's comments, his firm had limited input to the scope of work from an engineering and design perspective. Repeated replies to questions, "this is what the town council asked for". Ordinarily, a professional engineer lends direction in formulating the details for a specialized project of this nature. Lay people, Town Council, in this instance are not expected to have the credentials and background required to make such detailed and professional assessments.</p> <p>2.Pier restoration is a long-tenn investment of town monies. Need a precise financial pro forma based on valid assumptions about financial return of this venture. Cost of capital is not inexpensive. Operating expenses including maintenance, insurance, etc. are not small change for beach property. Myself and assuming other property tax payers do not want to shoulder a potential deficit of this nature.</p> <p>3.Alternative consideration for private investor ownership versus the town. An intrinsic value of substance will be attractive to a private group. By testing the waters on this theory, Town Council will know whether a pier investment is a good idea or not.</p> <p>My comments are not opposed to having a pier as it is a true asset to the community. Assuming the financial risk by the town is my simple concern.</p>
296	Brunswick	Ave		1	
281	Brunswick	Ave		1	I own 281 Brunswick and 105 Starfish and really think the pier should be built out of concrete. Just because of the storms that we get and the one that we will get in the future. Thank you Chris & Dr. Carey Collins.
275	Ocean	Blvd W		1	I would like to see pier restored to former glory. I would suggest concrete used as much as possible to lower on-going maintenance...

186	Greensboro	St		1	I am in favor of rebuilding pier; I am in favor it being a concrete pier. The pier to Holden Beach is like a park to other cities that don't have something as nice as we do with the beach.
105	Tide Ridge	Dr		1	Most of the island property owners did not support the pier property purchase. The parking lot has been full without either the pier or the building being open. There just is not adequate parking there to support beachgoers, fisherman, and whatever we plan to do with the building. We are trying to put lipstick on a pig. As a bare minimum the building needs to 90. As for the pier, whether we decide to have it preserved, restored, reopened, or demolished, consideration of the cost has to be part of the equation. Once we have figured out the cost of each of the four (4) options then the community should have an opportunity to determine its fate. My vote is to cut our losses and demolish both the building and the pier.
147	Martin	Dr		1	<i>Not at tax payer expense...</i>
				1	The plan for the pier and building look great! I was hoping for a small meeting place so YOGA classes could be more centrally located during ugly weather. Also works for other things the Rec director plans. Not sure you need beach clothing and gear here with Salt Peddler right there. Seems that would take more effort to keep stocked and have cashier, etc. The staff for the snack kitchen can't staff that also. That would be better as a small meeting room. More people can walk to the pier than to Town Hall. That's my only thought!
				1	<i>Repair pier and reopen...</i>
137	Carolina	Ave		1	<i>No strategy, No Pier. Ends, ways, means Please</i>
137	Carolina	Ave		1	<i>Ensure tax payers determine the solution. Not visitors.</i>
				1	As a property owner at Holden Beach I want to share that my husband and I are in favor of keeping the pier. We would love to see a good Fam to Table Restaurant with seafood as part of the pier revocation. As for Lot Q we have very strong feelings that it needs to be something other than parking. The one schematic we have seen with green space, some parking, commercial spaces, space for entertainment and play, etc. is optimal. Our house is 2 blocks from this proposed site. I sent Christy Ferguson a photo from the latest Southern Living magazine that has an article featuring Lauderdale by The-Sea, Florida. What they have done is similar to the plans we have seen for Lot Q and it is beautiful. The premise there is to maintain the quaintness and family atmosphere with a focus of "keeping what they have but making it better". They basically gave the town a facelift. It is a great article and one that should be shared with the Commissioners. Thank you very much and please let me know if you have any questions.
372	Ocean	Blvd		1	<i>I would like the pier repaired and opened as soon as possible...</i>
118	Starfish	Dr		1	My quick answer to the Pier Plan is to tear it down and build a new cement pier with all the needed amenities. The following items are taken from the proposal and factor into my opinion: •64 year old structure, with a typical life span of 50yrs. •No maintenance or construction plans available •Repairs needed immediately and within 3 to 5yrs to extend the life 10-15 years That's a 33% variable in what they "think" the life span will be following their proposed repairs! This is owned by The Town of Holden Beach. Unless there is a plan to sell the pier, making short term repairs is NOT fiscally responsible. Doing so just kicks the can down the road for our children and grandchildren to deal with. Let's solicit the Feds, State and County for funding opportunities that could possibly take the tax payers of Holden Beach off the hook for most costs to do this right.
1032	Ocean	Blvd		1	<i>Restore Pier, Do not remove..</i>
1032	Ocean	Blvd		1	<i>Use money in budget to repair pier. Use community support to current structure up to code... (see original 3 page handwritten)-H11</i>
133	High Point	St		1	<i>The pier is a vital part of Holden Beach and we would like to make sure we can keep it.</i>
147	Starfish	Dr		1	I also feel that a new concrete pier at HB would make an everlasting addition to our beloved beach. As a business man in commercial and residential construction it rarely makes sense to repair and refurbish over new construction.
209	Lois	Ave		1	<i>Not worth saving. Previous town council purchased pier "with an eye on what would benefit them".</i>
209	Lois	Ave		1	<i>Not at tax payer expense. Do not sell, keep land for park or other amenities..</i>
142	Sand Dollar	Dr		1	I would suggest that the Town of Holden Beach utilize the funds to construct a concrete structure pier with amenities for public gatherings, venue rental opportunities for HB income, public restrooms, car and cart parking, beach access, and restaurant /bar options. This property is centrally located on the beach strand so access for all HB property owners and visitors would be possible by walking ,biking ,golf cart , or vehicle. I am sure if the structure and facilities are new and well maintained then the appearance would enhance the Holden Beach image to visitors and increase property values.
2592	Lafayette	St		1	<i>Rebid project as is. Washing in piles and open as soon as possible. Extend in future...</i>
359	Ocean	Blvd		1	<i>How quickly can pier be returned to service; assuming safely and cost competitive. Did not rent cottage since target renters are fisherm en.</i>

					<p>•Evaluate the financial feasibility of the pier. Can the pier be self supporting? •After three years of success, prepare a plan to add on 250 more feet to the present pier in year five. •Evaluate the present building and short term leasing possibilities. •After three years of success, evaluate the present building feasibility. It will need substantial upgrades or replacement. That could be done with public and private funds. Private funds could be solicited with a long term lease and upfit. Set up a two phase program: 1)Get the pier back and open for the public in a timely manner. 2)It would have a three year monitoring program with goals on financial feasibility. 3)If proven financial goals are achievable, then start improvements for the future. 4)It is also possible, that the Holden Beach Pier could be put up for sale and back in private hands. 5)It is also possible, that the Holden Beach Pier could be a long term lease to private hands and the Town of Holden Beach could get a check each year. 1 000 feet concrete structure. It would take 2-4 years to complete. The cost would be in the millions, most likely 15 to 20 Million Dollars. It would require a bond issuance by the Town of Holden Beach Parks and Recreation. It would require financial resources to be directed to a sinking fund to repay when bonds mature. It would require financial resources to be directed for annual or semiannual interest payments. It would be a demand on resources for 10-20 years to retire the debt. However, the pier should have at least 50 year life span so there would be 20-30 years for financial resources to accumulate so the children of today will have to decide the future then. It would also require ALL Holden Beach Commissioners to work toward a goal and have the fortitude to move the Town of Holden Beach forward as a desirable destination. Holden Beach commissioners are responsible for the present as well as the future. The Commissioners are only here at Holden Beach for a short time. I am thankful when I was a kid, there was a group of smart, brave, forward thinking people who decided to build Holden Beach Pier. Leave Holden Beach better for the future. Consider only the present pier structure. (Disregard the building on shore). If the present proposal provided by the Architect was completed as stated.</p>
895	W Ocean	Blvd W		1	This would include 10 new pilings. (Disregard whether pile driven or water jetted.) This would include all the new crosspieces.
121	Tuna	Dr		1	<i>Everyone I know want a pier. Please work together with all commissioners to get pier and pier house functioning and operational...</i>
108	Starfish	Dr		1	A new concrete pier is what I am requesting. Tear down existing pier and move forward with construction of new one. Thanks and please note my input for any question of support in favor of pier decisions.
118	Marsh Walk			1	<i>Remove building. Remove grease interceptor in parking lot. (Pier was not mentioned in comments)</i>
118	Marsh Walk		1		<i>Remove building. Looks like a money pit. (Pier not mentioned.)</i>
1032	Ocean	Blvd		1	<i>(Unable to read handwriting)</i>
118	Frigate	Dr		1	<p>I believe that the pier is a huge asset to the town of Holden Beach. Some of the reasons are as follows: -It gives quests something to do other than the beach -some people do not like or can not spend time on the beach and the pier is an attraction. -Some prime fishing times are NOT during the high season and the pier can continue generate revenue during those times -it can attract visitors from surrounding communities all year long-fishermen on the pier leave a lower footprint than beach day trippers therefore less of a financial cost to clean up -the pier should be at least a break even and probably generate a profit -we own it now so the incremental cost of going into business is low. I am very much in favor of getting rebids on the pier repairs so we know were we stand. In fact the only reason I can see for not getting rebids is that the three new members of the Board have already determined that they want to eliminate the pier no matter what. I urge the Board to get rebids as soon as possible and then have public meetings to determine what the residents of Holden Beach want. All the citizens of Holden Beach want is a voice in what we do and to know all the options. I would also suggest that the pier building be rebuild with the long range plan of adding a second story with the hope/plan of attracting a upscale destination restaurant. I know this is long range but as Holden beach and Brunswick County continue to grow it will become possible.</p>
122	Frigate			1	<p>First and foremost, I support the idea of repairing the pier and getting it reopened to the public as soon as possible. The pier is an important part of Holden Beach history and a valuable contributor to The Holden Beach Family Experience for residents and visitors. Prior to becoming a full time resident three years ago, I visited Holden Beach annually. Some years we would visit two or three times, with various friends and family. During those visits one evening was always reserved to visit the pier. We would walk, talk to the fishermen, and on one occasion tried to help all sixteen grandchildren do some fishing over one of the rails. A beach that does not offer a pier, is a step in the wrong direction. I, like most residents, do not support a large tax increase for this project, which means the repair would need to get some level of priority in the town budget Combining that with possible grants might get the job done. When the initial repair bids were opened, they were too high. I do not think anyone disagrees with that. We then began hearing that there might be some alternatives available for setting the pilings that need to be replaced. The commission voted 3-2 to not consider that as a possibility. If there are alternatives, I fail to understand the position to not even research the impact it could have on the cost of the project. To do repairs to the pier would extend the life of the pier several years, and allow the town to form a long range plan to replace the entire pier with a more permanent structure. Those funds could be set aside over several years to reduce the impact on town funds for a total replacement. There is a good bit of discussion regarding a business plan for the pier. It is my understanding that the bulk of incoming revenue for the pier would be fishing permits that would be done on a daily, weekly, or annual basis. Fees for walking would bring in some, but not a major portion. Should the pier building be renovated at some point, or rebuilt, the idea of leasing space for a snack bar, bait shop, and probably some other services would be additional revenue. My position is clear. Research all possibilities, determine accurate costs that would accomplish the objective and move forward with the plan. The goal would be to get the pier reopened to the public as soon as possible.</p>

300	Brunswick Ave W			1	I think we need to save the pier for visitors and residents. Some like to just walk on the pier, others like to fish and after all HB is the only Island in this chain that has no pier! And it seems that the last estimate was less than 1M as reported earlier.
507	Ocean Blvd			1	If we do away with the pier and in essence make Holden Beach a private beach, we will forfeit our ability to get federal funding for beach re-nourishment.... We would appreciate a considerable revenue stream from this public spending...
2180	Bayview Dr			1	Repair pier to reopen and start making money. Can we use parking revenue? ...
					Thank you for all you do to serve our outstanding beach community. I cannot attend your discussion tonight on our aspirations to rebuild our Holden Beach pier. Please share these comments on behalf of me and our neighbors. First, please do not invest in any repair of the current damaged pier and structures. That's throwing good money into a problem. Please support investing in a new reinforced concrete pier with a lifespan of 50+ years giving a wind rating of 180+ miles per hour and blowout decking for surge protection. A new pier and surrounding facilities for restaurants, tackle shops, and other visitor friendly features and commercial possibilities so property owners and visitors, young and old, can experience the ocean and surrounding vistas. Such examples of this prudent investment has been completed at Surfside Beach S.C. with value accretion! Thank you for considering new and not rebuilding something that has exceeded its lifespan.
111	Starfish Dr			1	
1863	Sea Aire Canal East			1	(Not a current Holden Beach Resident as per address.) Proceed with project, increase pier length, open donations from community and state.
					The final end state of the pier needs to be defined, not just banded together as currently planned. I would not be proud of a project that ended with the current repair plan. The end state needs to be developed to a point where a cost estimate can be made for budgeting/funding action, by phase if appropriate. I would like to have a pier that is 900-1000 feet long, with a service life of 30 years or more. Due to the inevitability of storm damage, a pier maintenance and repair fund should be established to support this service life. The pier should have outdoor amenities similar to the Sunset Beach pier (gazebo, outside shower, trailer bathrooms (4 season, semi permanent, can be moved for hurricanes)). I do not think there should be a pier building at this time, and the current building should be demolished. This will eliminate the cost of maintaining the building and facilitate access for pier repair/replacement. It makes no sense to invest in the current building given its current condition and the fact that it is several feet BELOW the flood plain. Addressing the pier repair/replacement and maintenance will be costly enough without incurring this expense. Further, given the expense to repair/replace the pier, it is doubtful that it will ever operate at a profit. Until a business case analysis is done to justify creating retail space (i.e. it must produce a profit), constructing a pier building should not be considered. There is a small store near the pier that can provide bait, tackle, etc. and food service can be provided via delivery (door dash, etc.) or food trucks. The town should not be in the commercial real estate business anyway, nor should it be in competition with local businesses. The cost of repairing/replacing the pier, the estimated annual operating cost, and a funding strategy needs to be developed and presented to the property owners to see if they want to pay for it. Funding sources such as the Fed, State, County and grants need to be specifically identified and approached to make the property owner's cost more acceptable. The pier provides greater value to those who live off island as opposed to the property owners and they should share in the cost. Last, from a more regional perspective, it should be noted that there are 5 ocean fishing piers approximately an hour from my house. There are also 3 public AIWW fishing locations on Holden Beach as well as surf fishing in many locations. These factors need to be considered in evaluating investment in the pier and the effect they will have on obtaining outside funding.
140	Tarpon Dr			1	
					Inspections: The Due Diligence inspection clearly states it is not an inclusive report an engineering inspection would need to be performed to determine for actual necessary repairs and costs. Why are Paige and Rick continuing pushing repairs based on that report especially when a real inspection has been done and report is in their hands. The Pier Building was determined by inspection that 2/3 are a tear down the other 1/3 could not be accessed but was also a tear down. Why has the previous board members and returning members continue to push to utilize it for Reta+10 oil space? The Pier building needs to be demolished as per the inspection recommendation its also below the flood plain. The Town should not be involved with Retail Business especially competing with Local Businesses already struggling to survive here and frequently change because of failure. (see original for additional 5 pages of comments and photos)
140	Tarpon Dr			1	

	111 Charlotte St		1	<p>I feel that it is time to take a leap of faith and move forward with the pier project as it was intended when purchased and per the plan dated 1/8/22. There is \$1.1 million in the current budget to complete repairs to the pier and should be used for this intended purpose. Go ahead and re-bid the initial phase allowing for the water jet piling method as an option which the architect has indicated should bring the costs down substantially from the previous bid. Once this bid is received, award the contract and get on with Phase I.</p> <p>The initial plan proposed to lease the pier itself and the building rather than the Town operating the pier or any business. I would recommend that you stick with this plan and bid it out to obtain a lease (s) for the pier/building sections. I would recommend leasing the building and allow tenants to upfit to their need as you will not necessarily know the type of business going in upfront but you should repair the pier before leasing. You will need to negotiate "x" number of parking spots that can be used by the tenant for the pier and businesses, others would have to utilize paid parking spots.</p> <p>The design has already been completed, so there is no need to complete another design unless it needs minor tweaking. Why waste more\$ for more design work. You also need to be thinking 5 years out to add to the length of the pier. Grants can be pursued with an addition added working backwards and keep the current section open with putting on the addition.</p> <p>If you lease the properties, the tenants would be responsible for maintenance, eliminating the worry about that annual cost. There should be enough money from parking revenue to cover the loan and if not some could be used from BPART. Since you would be leasing, this would eliminate concerns regarding staffing issues.</p> <p>Ultimately, I do feel that an economic impact study is warranted and I did discuss this with a Professor at UNC Wilmington but he is not available until mid-summer. He is going to follow up with me about a possible colleague in his office and I will let you know that contact as soon as I hear back. Like it or not, our economic base is tourism and consideration does have to be given for that aspect for the operation of the Town, otherwise you will have no choice but raise taxes when your occupancy taxes dwindle.</p> <p>Basically, let's stop looking for excuses as to why we cannot get the property to the level it should be and be proactive about the situation and get it done. The pier needs to be opened back up and the building needs some businesses in it. Demolition of the pier without a guarantee that it will be built back is not an option. I have mixed feelings about a concrete pier and the expense and even the aesthetics for our area. Absolutely, this property should not be given any consideration for a sale as it is way too important for the property owners/residents as there is a need for an emergency access and beach walkway at this location and the extra parking is definitely needed; the pier and pier building are icing on the cake if you can see past the \$\$ that only seem to want to focus on. This is a wonderful amenity for Holden Beach and we need to keep it as part of the heritage and preservation of our island.</p>
	123 Burlington St		1	<p>My input stems from a public comment on the Town's website recently by the Major Pro Tern concerning the Pier Public Input Session. Three points were made which form my opinion on what needs to happen next regarding the furthering of the Pier Property Project:</p> <p>1- "The pier was purchased based on assumptions and estimates that are proving to be unrealistic. It is no longer clear if the total cost of repairing and maintaining the current structure will be less than the cost of building a new one."</p> <p>RESPONSE AND SUGGESTION: What does this mean? How do we make this statement about the total cost of repair, for example, without having followed through on the bid to "value engineer" or water jet the pilings for the project? I was at the meeting when the new Board voted against finding out this information, and now for some reason, we are talking like we know the numbers? We don't.</p> <p>SUGGESTION: Have a proper bid, with correct scope and process, followed up on by the firm who did the last bid. We should NOT have to pay much for this given that the bid process was not properly performed and only netted 2 candidates in the bids. This has always been a poor bidding process and without it, we really are making assumptions and shooting in the dark.</p> <p>2- "... the financial burden on the Town will be excessive unless significant external funding can be obtained."</p> <p>RESPONSE AND SUGGESTION: This is so obvious it almost comes across as a "scare tactic" for even having a pier at HB! I've not heard anyone suggest the Town pay for everything - rather I've heard creative ideas of a joint funding effort between public Town, County, State and Federal options - to include private donations and investments as well. Where is the creativity of this Board? Can we not see the various options that piers along the Carolina coast have used to keep their piers?</p> <p>SUGGESTION: We should get creative and instead of repeating the obvious fact we will need help - let's get to work on finding that help. I know there are organizations out there trying to address this - and without mentioning names - the Town knows this also. Look for creative ways to get the pier open sooner than later and phase in the development over time if needed. Nothing wrong with a phased approach - just get the pier open before it is damaged even more and before we become</p> <p>3- "... be a part of the solution and not just add to the problem".</p> <p>RESPONSE AND SUGGESTION: This is definitely "Washington DC" scare tactic talk! The implication is clear- "if you don't agree with our narrative, you are the problem". I reject this for it's totally illogical and unproductive.</p> <p>SUGGESTION: All sides should quit using such language and let's figure out how to keep one of our historic and iconic structures without tearing apart the fabric of the town and community.</p>

					<p>The pier is a "nice to have", not an immediate need. It should not be considered above other priority projects like a fire station with the capability to be staffed 24x7x365. lift station project and beach renourishment funding. It should not result in raising taxes for property owners.</p> <p>There needs to be a better estimate of the actual cost of repairs and the length of time those repairs will keep the pier usable. It may be a better decision to rebuild than to continue throwing money at the existing pier. If the repairs keep the pier usable for an acceptable amount of time, then it certainly seems to be the faster solution. The pier should be built with consideration of what will make a positive experience for a fisherman (cleaning stations, adequate space between fishermen .. lighting, etc.).</p> <p>Purchasing a seasonal fishing pass would not guarantee a parking place. That could have a negative impact unless you create a "fishermen only" parking area. You could keep paid parking in place or issue a special pass for someone fishing that they must display in their car. You could issue a parking pass valid for the day they are fishing only. That still may not guarantee a space, but it gives a better chance.</p> <p>The current design for the building shows a coffee shop and ice cream shop. There are 5 locally owned ice cream locations on the causeway and nearby. There is a locally owned coffee shop on the island and one on the causeway. There is an ice cream shop very close to the pier now. If a grill is in the building, that can provide coffee and some pre-packaged ice cream products instead. The building needs to be demolished and replaced with a building that would attract tenants and customers.</p> <p>A nice grill with ample seating would be great but if you put outdoor seating on the south side of the building there needs to be a plan to make it available for pier patrons only. Will the town run the pier office and/or the other areas of the pier building or lease them out to private businesses? If you lease, can you make the lease affordable enough for businesses that may not be profitable 12 months a year and still bring in enough income to pay for the operational expenses of the pier (lights, water, etc.)?</p>
144	Tarpon	Dr		1	<p>New pier building, new or completely repaired pier. Eliminate RV rental spaces on the pier property and use the additional space for a new, larger pier building. 1.Tear down the existing building. It is in tear-down condition and spending any money on it is a waste.</p> <p>2.Repair or replace the pier</p> <p>a.Ideally, a new pier. Concrete if enough outside funding is found; wooden if there is not enough outside funding for a concrete pier</p> <p>b.Or, completely repair the existing pier to include ADA compliance ASAP.</p> <p>3.Strong preference is for a new pier if funding allows.</p> <p>4.Tear down the existing pier building. Bring in a trailer (heated and cooled) for a pier office until funding can be found for a brand new pier building. Then reopen the pier while awaiting solution and funding on a new pier building using trailer as a temporary pier office.</p> <p>a.Eliminate the town owned RV rental spaces. The town does not need to be in the RV rental business, and there are already several RV campgrounds within a couple of miles of the beach.</p> <p>b.New pier building to include a small grill or restaurant, and or other amenities. We do NOT need another ice cream shop, there are already 3-4 in the area.Caveat-tearing down the building and replacing it with a new one will likely require a new stormwater runoff plan for the parcel. The existing asphalt in the parking lot is too old to be permeable or pervious, so it may require ripping up the old asphalt and replacing it with new permeable or pervious asphalt of concrete. We do not need to do anything that will require large stormwater runoff drainage areas. That is a waste of valuable and limited space at the pier property.</p> <p>Town staff should be tasked with actively working to secure outside funding (grants) for replacement of the existing pier. There are numerous grant opportunities available from the State of N.C. - https://www.nc.gov/your-govemment/all-nc-state-services/gr.ant-QpQ.Ortunities</p> <p>I urge the commissioners to move with all haste so the existing pier does not waste away until it falls into the ocean without a plan and funding to move forward with either repair of existing pier, or replacing the existing pier with a new pier.</p> <p>Do NOT spend any money on the existing pier building. Tear it down as soon as possible, and begin work to fund a new replacement building that meets all required building codes, and is raised off the ground for protection from storms. Big questions - 1.Does the town lease the pier (to include pier, pier building) to a private entity</p> <p>a.Will a private 3rd party run the pier 'business' as the town wishes, and will they represent what the town wants for a town owned, (profit generating) business?</p> <p>b.How much parking dedicated to pier, pier building use? A private entity will likely require a minimum of dedicated parking spaces for pier use only.Note that Oak Island</p>
144	Tarpon	Dr		1	<p>I have two properties on Holden Beach, NC 146 Starfish & 785 Ocean Blvd west. I would like to respectfully request that instead of repairing the old wooden pier a new concrete one would serve the island, guests and all property owners going forward. Thank you for your time.</p>
146	Starfish	Dr		1	<p>I support Will Carter's suggestions regarding a new pier constructed of reinforced concrete. It is ridiculous to waste money on remodeling the existing structure. I would rather remove the present structures and pier and not have a pier.</p> <p>I am owner of Hewett Marina leased to Zimmerman Marine. I also am majority owner and President of R H Price, Inc with an unlimited unclassified North Carolina contractors license.</p>
112	Durham	St		1	<p>1 Refurbish and save the Holden Beach Pier for future generations to enjoy.</p>
168	Sand Dollar			1	<p>Every effort should be made to preserve/repair current pier structure for short term usage which should be covered mostly by funds already allocated....Future placement to be researched... Major asset, part of HB history...</p>
164	Sand Dollar	Dr		1	<p>Retain Pier; aesthetic value, history, and once removed pier is gone forever. Evaluate cost jetting in piles, evaluate private/public partnership ... Increase parking costs to offset taxpayer tax burden...</p>
254	Ocean	Blvd W		1	<p>Need to reopen pier ASAP. Rebid with jetting-in piles...</p>
602	Ocean	Blvd		1	<p>I think we should have a concrete pier and not a wood one. If we are going to spend the money, we should have something durable that lasts and is not as subject to damage from hurricanes. Also, I think a concrete pier may require less maintenance.</p>
121	Tarpon			1	<p>Need to prove Pier can function in a financially sound way.</p>
1072	Indigo Branch	Rd Supply			<p>(Not a current Holden Beach Resident as per address.) Save the pier...</p>

					<p>It's sounding like the decision has been made to move forward with doing something with the pier. I think the public deserves to know how this came about and how the town will come up with the money. If taxes are paying there should be some type of referendum especially if it's raising existing taxes. I also think that the commissioners should search every possible avenue for grants to help pay. I'm not sure that we need the pier at the price that has been presented. It just seems that this entire project has been approved behind closed doors without majority of the property owners being considered. It also seems that the decision was done without proper due diligence which may or may not have affected the outcome.</p> <p>All this being said it is my opinion that if we move forward it should be transformed into something nice that everyone can enjoy and be a real asset to the island. It would be a great place for a "nice" restaurant (not necessarily expensive) but a fun place to take family with outdoor seating and maybe even a venue for weekend activities. Imagine being able to drive the golf cart there and meeting friends.</p> <p>I think it's a terrible mistake to put a band aid on what is there and end up with the same thing we had. If we're going to spend money on it let's do it right. Even if it means doing it in phases.</p>
239	Brunswick Ave			1	
					<p>My suggestion is to save the Holden Beach Pier, which is an integral part of the beach and enjoyed by many. We don't need a Tajmahal, just repair the pier, remove the existing building, and build back something within our budget at this time. Later, when the Town can afford something more elaborate and has the means to pay for it, then design and build the "dream pier". Just place priority on this project and get it open ASAP. Yes, charge for parking there, most all beaches on the Eastern Seaboard do. I have had a cottage on Holdens since 1960 and all my long time renters feel that the pier should be saved. Start of 2nd comment; Wish I could attend the meeting about the Holden Beach Pier, but am out of state. I would like to say that we should, by all means, save the Pier, which is integral to Holden Beach. My suggestion to the Architects is that they design repairs to the existing pier, build a new building to house fishing tackle, etc., a small cafe, & restrooms. Maybe a small arcade. Something within our existing budget and get this done ASAP. We don't need a Tajmahal! Charge for Pier parking. Most all piers along the Eastern Seaboard do. Then, when the pier starts showing a profit a few years later, think about upgrading, but for now, a stopgap is needed.</p>
					1
499	Ocean Blvd W				1
159	Ocean Blvd			1	
110	Durham St				1
110	Durham St				1
					<p>This is owned by The Town of Holden Beach. Unless there is a plan to sell the pier, making short term repairs is NOT fiscally responsible. Doing so just kicks the can down the road for our children and grandchildren to deal with. Let's solicit the Feds, State and County for funding opportunities that could possibly take the tax payers of Holden Beach off the hook for most costs to do this right.</p> <p><i>Need more information on costs, usage, liabilities, and revenue...</i></p> <p><i>Nice to have. Need a budget, not at taxpayer expense.</i></p> <p><i>Not at taxpayer expense, pier is not a necessity... #13</i></p>
566	Ocean Ave W				1
					<p>Our preference would be for a new concrete pier to be built. One that would accommodate a restaurant and event space. This would be beneficial to the growth we would welcome in Holden Beach.</p>
109	Charlotte St				1
					<p>We are the owners of a house at 109 Charlotte Street, Holden Beach, which is very near the pier. We would like to submit our opinion about what will happen to the pier. We feel that it is a great draw for guests who stay on the island and visitors who come for the day. We like the idea of a restaurant and retail shops being added to the pier complex. With the concessions and use of the pier for fishing and sightseeing bringing in money for the town, the pier should be an asset. It's a historic landmark that should be preserved and maintained for future generations. The island just wouldn't be the same without the pier. We'll lose a lot if the pier is not maintained.</p>
					<p>The current Board of Commissioners faces a difficult and significant decision on what to do with the pier, building and parking lot. The impact of which will have long term consequences for the property owners of Holden Beach.</p> <p>I implore you to respect and support the voices of the majority of property owners whose taxes will be impacted by your decision. Renters, tourists and those on the mainland should not carry as much weight in your decision. The previous BOC did not do a thorough due diligence (i.e. condition of pier, building, etc.) and also chose to ignore the voices of the majority of property owners who did not support the purchase of the pier property.</p> <p>Before making your decision, please have a detailed financial analysis completed of the costs to preserve, restore, reopen or demolish the pier and building. Once the costs of each of the four (4) options are determined, then let the property owners, who will bear the financial impact of the decision, to determine its fate.</p> <p>The parking lot there has been full throughout the fall and winter regardless of the weather.</p> <p>"Beach goers", not pier users, are the vibrant lifeblood of Holden Beach, that is why they come whether they are renters, tourists or from the mainland. My informal polling of property owners indicates the vast majority of them, their guests and renters did not use the pier. I've heard the past rental season was one of the best ever and without a pier option. That does not come as a surprise!</p> <p>I personally believe a "money pit" has been created. Please do not make it worse by digging a bigger hole.</p> <p>Thank you for the opportunity to express my opinion on this difficult decision.</p>
359	Serenity Ln			1	
					<p>I am looking forward to spending time with everyone at the HB Pier feedback session this evening. In the interim, I wanted to express my support of this project given the benefits an entertainment venue like this will provide to residents of the island, the county, and visitors alike. The value in the Town's property lies both the location and the grandfathered rights for the pier versus the current structure. As such, I am very supportive of the construction of a long-term viable concrete pier and adjacent complex. Public/ State funds would be needed for a structure of this type, but if achieved it would provide needed tax revenue, serve as an entertainment draw to the island, and reduce ongoing maintenance costs.</p> <p>I appreciate your time and wanted to provide my thoughts on this matter as a HB resident and taxpayer.</p>
105	Lions Paw				1
159	Ocean Blvd				1
112	Starfish Dr				1
					<p><i>Will the new piles have protective covering (pile wraps) to protect from boring worms and other parasites? ...</i></p> <p>We would like to see a new concrete structure as replacement.</p>
					<p>Total comments for No Pier - opinions range from "stop all spending and sell property" to providing full and updated inspections reports, long term financial reports and then allow residents to vote to decide on the pier's future. No cost to tax payers.</p>
			13		
					<p>Total comments for Pier/New Pier with Conditions - opinions are mixed ; Most opinions are for a new concrete pier. Some want to repair existing and also plan for future replacement with concrete pier. Some want to repair but need more financial information first.</p>
					34

