

Heather Finnell

From: Donald R. Teeter, Jr. <teeter@alumni.virginia.edu>
Sent: Monday, June 21, 2021 5:06 PM
To: Heather Finnell
Cc: rachele@hobbsrealty.com; tiffany@hobbsrealty.com; hbpoa@hotmail.com
Subject: RE: Holden Beach Newsletter

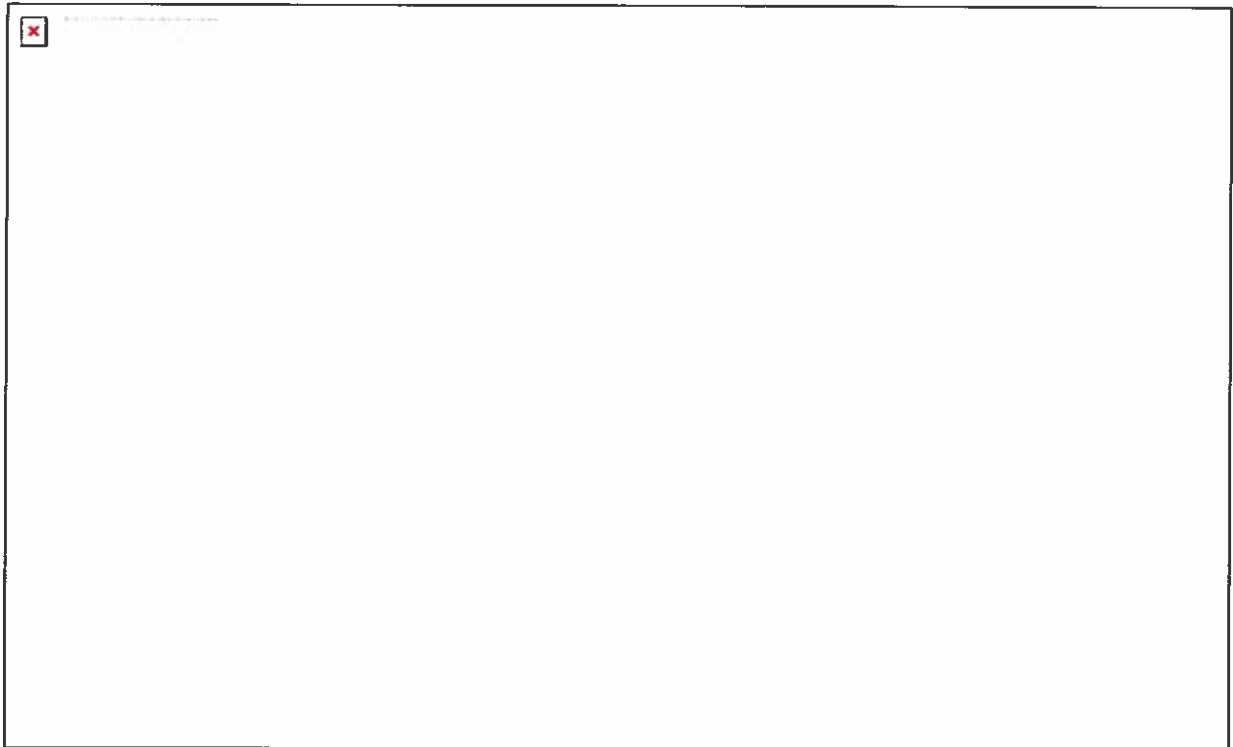
Thank you, Heather – My family and I very strongly support the Town's efforts to acquire the Holden Beach Pier!

Best regards,

Jay Teeter
923 Ocean Boulevard West

From: Town of Holden Beach <heather@hbtownhall.com>
Sent: Monday, June 21, 2021 3:20 PM
To: teeter@alumni.virginia.edu
Subject: Holden Beach Newsletter

Town of Holden Beach Newsletter



Heather Finnell

From: Mike Strickland <mike.strickland@systemselectronics.com>
Sent: Thursday, June 24, 2021 7:49 AM
To: Heather Finnell
Subject: Town purchasing pier

I am not in favor of using the pier property solely for public parking. Maybe the East corner of it but not the entire thing. I think it would be wonderful to set it up much like Jeannette's Pier in Nags Head. That is a wonderful community amenity. Having availability of a pier, public beach access and could even have a small restaurant inside would do a lot to improve HB. I am sure this would take some investment. I understand Nags Head received help from the state of NC for Jeannette's. Charging for access would be a great way to provide some funds to maintain it.

Mike Strickland
President, Systems Electronics Inc.
4432 K Held Road
Knightdale, NC 27545
Office: 800-342-4054 x 11
Office: 919-266-9908 x 11
FAX: 919-266-9473
Cell: 919-815-2963
NC Electrical License # 18475-SP-FA/LV
NC Burglar Alarm License # 835-CSA
VA Class A Contractors License # 2705 127875A
VA DCJS License # 11-6330
www.systemselectronics.com



Heather Finnell

From: Wilson, Chip (ENSER) <chip.wilson@enser.com>
Sent: Thursday, June 24, 2021 7:46 AM
To: pattykwi@gmail.com; sullivm4@gmail.com; vccbrian@atmc.net; geraldbrownb365@gmail.com; rsmith9431@gmail.com; alan@alanholdenrealty.com
Cc: Heather Finnell; Tim Sherman (tmsherm@ctc.net); Bill Perez; Gay Wilson (gaywilson818@gmail.com); Darrell Starnes (darrellstarnes@aol.com); Jim Looper (jlooper1950@gmail.com)
Subject: FW: Holden Beach Pier Purchase

Ladies and Gentlemen,

I am writing to you in reference to the upcoming hearing on the purchase of the HB pier. This will be the third letter/email that I have sent to town hall about this subject. I am a strong believer that the town should make every effort to take ownership of the pier and attached grounds. Not only is the pier a historic land mark, it is part of Holden Beach's attraction and beauty. With all the new construction and loss of vacant areas, the pier and the pier grounds are one of the few places left on the beach that can remain open to the public and provide a house free zone for the beach. Public parking is also a large issue on Holden Beach and the pier has always offered the non-ocean front residents a place to park and access the beach. Where will these people go if the pier parking is gone?? In my opinion, the town should purchase as much of the property as possible and maintain it for future generations to experience. Please consider this my vote to purchase the pier and keep it for everyone to enjoy for years to come.

Chip Wilson
112 Salisbury St.
Holden Beach

...over 74 Years Providing Specialized Engineering Solutions

Chip Wilson
Regional Manager

P: (704) 588-8686 x413 | M: (803) 323-8217



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From: Holden Beach Property Owners Association (HBPOA) <HoldenBeachPoa@wildapricot.org>
Sent: Wednesday, June 23, 2021 10:41 PM
To: Edward Wilson <chipwilson1960@gmail.com>
Cc: Edward Wilson <slipknotfishing@gmail.com>; Wilson, Chip (ENSER) <chip.wilson@enser.com>
Subject: Holden Beach Pier Purchase

Heather Finnell

From: Jeannine Richman <jeanninerichman@gmail.com>
Sent: Thursday, June 24, 2021 5:54 AM
To: pattykwi@gmail.com; alan holden; Brian Murdoch; Sullivan; geraldbrownb365@gmail.com; rsmith9431@gmail.com
Cc: Heather Finnell
Subject: Fwd: Holden Beach Pier Purchase

Could the answers to the questions below be distributed out to us property owners, as the answers would be helpful in assessing if this would be a beneficial acquisition for Holden Beach?

One additional question, what is the purchase price and has an independent appraisal been completed to in order to assess the reasonability of the purchase price for the dilapidated current condition of the property?

Thank you,

Jeannine M. Richman

Begin forwarded message:

From: "Holden Beach Property Owners Association (HBPOA)" <HoldenBeachPoa@wildapricot.org>
Date: June 23, 2021 at 10:41:11 PM EDT
To: Jeannine Richman <jeanninerichman@gmail.com>
Subject: Holden Beach Pier Purchase
Reply-To: HBPOA <hbpoa@hotmail.com>



The Town is planning to purchase the pier properties shown below:



The pier is special to many people and has been an icon on the island for a very long time. The implications of the Town taking control of the pier are very significant to property owners and other stakeholders. There are numerous factors that should be considered.

A public hearing is scheduled for July 8th at 7:00PM at Town Hall. Since many property owners may not be aware of these plans or able to attend the public hearing, now is your opportunity to play a role in determining the future of the pier by communicating your opinions to the Town Commissioners before July 8th. Their contact information is:

- Patty Kwiatkowski: pattykwi@gmail.com
- Michael Sullivan: sullivm4@gmail.com
- Brian Murdock: vccbrian@atmc.net
- Gerald Brown: geraldbrownqb365@gmail.com
- Rick Smith: rsmith9431@gmail.com
- Alan Holden: alan@alanholdenrealty.com

Please include Heather Finnell if you would like your comments to be included in the public record: heather@hbtownhall.com.

If you would like to remain anonymous, you can send your comments to the HBPOA at hbpoa@hotmail.com and we will make sure they are communicated to the Commissioners.

Some of the key questions that have been raised but not yet addressed include:

1. What are the Town's plans for this property?
 - a. Use it for public parking?
 - b. Run it as a pier and charge for access? Will property owners be charged the same amount as visitors?
 - c. Lease it out to a private business such as a restaurant?
2. Is the pier and building up to code for its intended use?
 - a. How much investment will be required to make it compliant?
 - b. What repairs are needed to make it safe?
3. How will the purchase and other expenses be covered?
 - a. Will the Town take out a new loan? If so, will this loan impact our borrowing capacity for other items (e.g., FEMA project, sewer system upgrades)
 - b. Will property taxes be increased or a special assessment levied?
 - c. What are the expected ongoing operating and maintenance costs (including insurance coverage)?
4. Is it anticipated the property will generate revenue to help pay for itself?
 - a. Where will the revenue come from (i.e., paid parking, usage fees, lease payments)?
 - b. How much is expected per year?
 - c. What is the expected return on investment (i.e., how many years to pay off the purchase price)?

This message was sent to you by the Holden Beach Property Owners Association.
If you no longer wish to receive these emails, you can [unsubscribe](#) at any time

PO Box 376, Supply, NC 28462
HoldenBeachPOA.com

Email us at HBPOA@hotmail.com

Heather Finnell

From: Landon Funsten <LFunsten@fminet.com>
Sent: Thursday, June 24, 2021 1:37 PM
To: Heather Finnell
Subject: Proposed Pier Acquisition

I have owned a house at 139 South Shore for 12 years which we use as a second home.

This sounds intriguing, but I would suggest that you all take the offensive and present a business plan for this. Why do it, what's the goal, how much is the investment, what revenues (other than taxes) will pay for the investment, who will be responsible, etc.

The debacle of the Randy Parton Theater built 15 or so years ago in Roanoke Rapids, NC is an instructive example of a municipality getting way over its head with taxpayers on the hook for many years to come. If Town leaders are unfamiliar with this, they need to look it up.

Thanks for the opportunity to chime in.

Landon Funsten

Sent from [Mail](#) for Windows 10

Heather Finnell

From: Billy Sutton <Billy.Sutton@townebank.net>
Sent: Thursday, June 24, 2021 12:05 PM
To: · Patty Kwiatkowski;; · Michael Sullivan;; · Brian Murdock;; · Gerald Brown;;
· Rick Smith;; · Alan Holden:
Cc: Heather Finnell
Subject: FW: Holden Beach Pier Purchase

To all concerned, as a long-term private property owner I fully support the purchase of the Pier property and all associated rights & any ancillary property associated with the Pier opportunity. I feel this is a once-in-a-lifetime investment opportunity for the Holden Beach community, business owners and all property owners to control this beach-front asset going forward. The Pier property can become a "center-piece" community asset that includes public parking (pay parking) pier access, public facilities to include public boardwalk & business opportunity for restaurants & shops. Obviously there are frontloaded costs which can be financed by the municipality for the benefit of all business owners & property owners but the long-term benefits for out-weigh the investment costs involved. This type of long-term "vision & community project" is exactly the type of project that only the town & community can come together to support as any type of private development would be more short-sighted and not provide the overall benefits to the community. So I fully support this property purchase and long-term vision & project that the community can support for the long-term success for everyone associated with Holden beach community.

Thank you!

Billy Sutton
128 Burlington Street
Holden Beach NC 28462
Mobile: (919) 215-0254



Billy Sutton

Senior Vice President | Commercial Banking Officer
NMLS# 1966452

T: 919-534-7398

F: 833-202-0239

Billy.Sutton@townebank.net | TowneBank.com

5000 Vallestone Dr, Suite 110, Cary, NC 27519

Serving Others. Enriching Lives.

Towne Family Careers

From: Billy Sutton <billy.f.sutton@gmail.com>
Sent: Thursday, June 24, 2021 11:05 AM
To: Billy Sutton <Billy.Sutton@townebank.net>
Subject: Fwd: Holden Beach Pier Purchase

CAUTION: External Email

Begin forwarded message:

Heather Finnell

From: John RC <RayCoke@protonmail.com>
Sent: Thursday, June 24, 2021 6:31 PM
To: pattykwi@gmail.com; sullivm4@gmail.com; vccbrian@atmc.net; geraldbrownb365@gmail.com; rsmith9431@gmail.com; alan@alanholdenrealty.com; Heather Finnell
Cc: camellajane
Subject: July 8th Public Hearing on Pier Purchase

Concerning the topic of the Town purchasing "the pier", I find the questions already posted quite good. I would only add a few, as listed below:

1. Per the diagram, how much of the property is being sold? How much is being purchased by HB? In other words, is the red highlighted area - the pier area and parking - only being bought by the town and perhaps the remaining yellow/gold highlighted areas (campground etc.) being bought by someone else or remaining for sale? I'm unclear on whom is buying what per the graphic shown.
2. Will there be a CAMA or walkway to the beach after this is done, and if so, how many? Currently the owner has two ways to cross over - how many will be available after everything is sold, or do we know yet? I assume one, but I hate to assume anything.
3. The current owner (whom we all know) has always maintained a "family atmosphere" around the pier and campground - to the extent possible. I appreciate this and I am sure I'm not alone when I say that maintaining "The Family Beach" climate at and around the pier area is something I hope we are all wanting to preserve. Put another way and perhaps bluntly, there is a great deal of change going on in our country that is impacting what we grew up as recognizing as "the family". What, if anything, can be said to comfort those, like my family that live here full time, concerning this family atmosphere at/around the pier and whatever becomes of it as surviving into the future?

Thanks you for the opportunity to voice our concerns and we look forward to the meeting on July 8th.

Regards

*John RC Pearce
Burlington St.
260-579-7161*

Sent with [ProtonMail](#) Secure Email.

Heather Finnell

From: Pat Hall <phall44@nc.rr.com>
Sent: Friday, June 25, 2021 7:39 PM
To: Heather Finnell
Subject: Pier purchase

This could be our answer to public access as well as public parking, if well thought out and well managed!

Signed, Patricia M. Hall

Persevere Joyfully

Heather Finnell

From: Holden Beach POA <hbpoa@hotmail.com>
Sent: Friday, June 25, 2021 11:35 AM
To: Heather Finnell
Subject: Public Comments

Hi Heather,

Can you please include the following email in the comments for the public hearing on July 8th. Thanks,

Tom Myers

From: Monty Rawls <monita@catt.com>
Sent: Friday, June 25, 2021 9:00 AM
To: 'Holden Beach POA' <hbpoa@hotmail.com>
Subject: RE: Pier

Tom,
Please pass on the thoughts. You can use our name. Our family have been property owners at Holden since 1962 and love the island. Thanks
Monty Rawls

From: Holden Beach POA [mailto:hbpoa@hotmail.com]
Sent: Thursday, June 24, 2021 5:19 PM
To: Monty Rawls
Subject: Re: Pier

Monty,

Would you like us to pass your comments on to the Town for inclusion in record for the public hearing? Would you like to remain anonymous or can we include your name?

Tom Myers

From: Monty Rawls <monita@catt.com>
Sent: Thursday, June 24, 2021 10:50 AM
To: hbpoa@hotmail.com <hbpoa@hotmail.com>
Subject: Pier

Thank you for the email concerning the meeting on purchase of Holden Beach pier by the Town of Holden Beach. As an absentee owner of property at Holden Beach, we are not able to attend any meetings and have no voting power on the island.

It would be very important to me and I am sure to many others, that any burden of ownership, maintenance or operation of the pier not be passed on by way of any tax or assessment. The business of owning and operating the pier should be a self sustaining endeavor with no additional funding from the property owners on Holden Beach. If the town does not have a plan in place to make sure that property owners face no additional burden, then the purchase should not be made. It appears that the operation of the pier in it's current configuration is not self sustaining. The liability of taking on a failing business with unknown physical problems is not something the town should attempt without total funding available prior to the purchase.

All of the questions outlined in the email are completely legitimate and should all be answered thoroughly before any further action on the town's part. Thank you for representing our interest at the upcoming meeting.

Monty and Anita Rawls
252 OBW

Heather Finnell

From: Marshall Hester <marshall.hester@rocketmail.com>
Sent: Sunday, June 27, 2021 7:30 PM
To: pattykwi@gmail.com; Michael Sullivan; Gerald Brown; vccbrian@gmail.com; Alan Holden; rsmith9431@gmail.com
Cc: Heather Finnell
Subject: Sale of Pier Property

Holden Beach Town Officials,

Going back three generations, my family has owned property at Holden Beach since 1947.

Currently I own property at 125 By The Sea Drive.

The pier property has been in disrepair and decline for some time. As no private entity has stepped forward to purchase and rehabilitate the pier property it is well and good that the town do so now. It can be a first step to ether restoring the pier property to it former prominence or to redevelop it.

As long as the purchase by the town in no way increases property taxes, town service fees, etc., for property owners I see no real downside to the purchase.

In closing please allow me to express my confidence that Mayor Holden is representing the town's interests as well as his brokerage client's interests in an equitable, above-board manner. To assume, suggest or infer otherwise is unfair to Mayor Holden, and quite unbecoming to any who would make baseless assumptions of malfeasance on the mayor's part.

Kind regards,

Marshall Hester

Heather Finnell

From: Eric Hamilton <eric-hamilton@pobox.com>
Sent: Monday, June 28, 2021 8:11 PM
To: Heather Finnell
Subject: Pier purchase

My wife and I are nearby property owners (431D OBW, one of the Waters Edge condos) and strongly support the town's efforts to acquire and preserve the pier as it is used now. The pier is one of the things that makes Holden what it is, and losing it to development pressure would be a great loss.

Heather Finnell

From: Mike Moran <mmoran1953@gmail.com>
Sent: Monday, June 28, 2021 6:59 PM
To: Heather Finnell
Subject: Pier purchase

This is not a good idea. If we need 20' feet of access why can't we explore eminent domain? No where are we told what the actual purpose price is; how about coming clean. There was a similar situation at Oak Island a few years ago. The property was sold to a private entity, then sold as individual lots. Come on board, this is a money pit, with not benefit to current property owners.

Mike Moran
248 OBW
336-451-5297

Heather Finnell

From: Alyson and Jim Bauer <jimalyson1@gmail.com>
Sent: Tuesday, June 29, 2021 9:32 AM
To: Heather Finnell; Holden Beach POA
Cc: James Bauer
Subject: A Loud, "NO!" for the Town Purchasing the Pier and Related Properties...

Thank you for your presentation of this information regarding the pier. We feel that the pier is an overvalued white elephant that has too many maintenance and structural issues, will never have a return on the investment made and once purchased, will probably be eventually sold to developers for multi-story condos.

The pier has been up for sale for years. In this real estate market, where properties are literally flying off the market in a day or two, this is the best example that the pier is overvalued to a ridiculous degree. The town should be looking for value.

The pier and surrounding properties are in sad, sad shape. The maintenance, (we believe that is illustrated on the last page of the document for ISAIAS repair) is costly and meets no logical economic standard. How long will it take to recoup the 198,000 dollars used to repair the pier after Isaias when you can only charge a few dollars for each fisherman? The pier isn't wide enough and I would assume that it isn't strong enough to support a restaurant or a similar commercial venture that would pay a reasonable return. The insurance costs must also be ridiculous.

Lastly, we believe that immediately after the sale of the pier is sold to the town the issues I have mentioned above will suddenly become manifest and the town will try to sell, (at an incredible loss,) to greedy developers. They will want big, tall condos that don't fit with the style or the infrastructure of Holden

Beach. And we don't have to look any farther than the headlines from Miami today to see what happens when greedy developers (hand in hand with the city managers) build garbage housing on sand.

.
If this proposal is enacted, the short sighted decisions of the town will result in millions of dollars of liability for the residents of Holden Beach with absolutely no gain. And, however it is planned that property owners taxes will not be affected by this purchase and maintenance, we find that would be virtually impossible.

.
This proposal to our opinion is, in a word, stupid.

.
Full Time Residents: Jim and Alyson Bauer, 329 OBW, HB. (914) 424 0131

Heather Finnell

From: Richard Hester <rhester@interdyneglobal.com>
Sent: Tuesday, June 29, 2021 12:35 PM
To: Heather Finnell
Cc: hbpoa@hotmail.com
Subject: HB town plans to purchase pier

To HB Board of Commissioners,

I have been a homeowner at HB since 2010.

On the subject of the Town of HB purchasing the pier property, it is unacceptable that HB taxpayers have not seen a concrete business plan to cash flow and justify this purchase. Would the town of HB award a contract without seeing the technical and business proposal? Why should taxpayers be any different and the message sent out yesterday from two HB board members did not provide any financial numbers presented in a logical manner to evaluate.

Consequently, how can you possibly consider purchasing this without a written business plan showing exactly how it is going to be paid for? In addition, there needs to be a written disclosure from the HB Board of Commissioners if there is any conflict of interest in the proposed town of HB monetary purchase and with HB elected officials. If so, they should not be allowed to vote on this decision.

It is my opinion that the Town of HB should not be purchasing this property. The town of HB already controls the building approval process so why not let a private developer come in and propose something that "upgrades" our beach with their capital and risk? I am sure that the new owner would allow emergency access to beach in turn for getting their upgrade plans permitted and approved. This can be negotiated during the building approval process.

Frankly, the pier area needs serious improvement. The building is over 60 years old and looks awful. The proposal to "Just bring it up to code" does nothing for the street appearance or flawed design of the building. Don't we want a signature attraction for our beach? The pier property is the only piece of commercial property left that can do accomplish the business goal of having a beachfront commercial attraction that all HB property owners are proud of.

It is my recommendation that there needs to be more vision on what the property can become instead of what it current is.

For the town of HB to want to keep things just the way they have been will only further suppress our current property values. I am amazed at the steep appreciation of surrounding beaches home values compared to HB but I contribute this to having a lack of commercial growth strategy for the town.

There is no reason HB cannot become a Figure Eight Island, Bald Head Island, Carolina Beach or even OIB where people want to retire and live full time. I strongly disagree with the argument that by allowing planned commercial development on the island that we would be a Myrtle Beach. Other local NC beaches have successfully managed their strategic growth process with a nice pier area so I don't understand why HB cannot do something similar working with a private developer.

Therefore, my recommendation is to Vote NO on buying pier property. It is a much better solution to allow a smart investor come in, make an acceptable presentation and upgrade the property.

In closing, I would like to emphasize that the Town of HB can still approve or disapprove what a developer is proposing to do with the property. I don't see the logic of the taxpayers taking on the risk of management, maintenance, capital investment, etc, etc when a private developer would do a much better job **plus have the responsibility to manage the property and their capital investment at their own risk.**

Please think about this long and hard before voting NO. It is a bad deal for the HB taxpayers.

Sincerely,

Richard Hester

Heather Finnell

From: Brian Mills <brian_a_mills@yahoo.com>
Sent: Tuesday, June 29, 2021 12:40 PM
To: Heather Finnell
Subject: re: Pier

I believe the pier is a vital part of the HB Community, a destination that has been a part of the beach for many decades and I for one would like to see it remain in operation. I doubt very much that a private firm would find the business profitable enough to invest in as a fishing business yet all of the other Brunswick Beaches have one so to allow it to close would put the town at a disadvantage to tourists.

That said, we do have to act fiscally responsible. Can the pier be operated at minimum as a break-even proposition? As much as I would like to see the pier remain for both residents and visitors alike it is a large expenditure that will have to be paid for. Assuming that the pier could be financially profitable or at minimum, self-sustaining I am all for the purchase by the town.

ON a side note, as a 50 year property owner I have seen many changes in the island since my first trip in 1971. It seems to me that the 'Family Beach' concept that has made Holden Beach the special place it is does seem to be under attack as I am seeing more and more large 'party houses' being constructed. If this continues it will destroy the Family Beach atmosphere that has made HB a special place. I have spoken with some other long time owners who have stated that should a 'party house' open up next to them they will leave. You, the Board of Supervisors, will determine the future of the community. Will we remain the quiet beach catering to the family environment or will we become another commercialized, party Beach? The Family Beach concept has worked to make HB a premier location for families, I urge you to keep it that way but limiting the size of the homes being built in today's market.

Sincerely,

Brian A. Mills
195 Ocean Boulevard West

Heather Finnell

From: Susan Gible <suzgible@gmail.com>
Sent: Tuesday, June 29, 2021 2:59 PM
To: Heather Finnell; hbpoa@hotmail.com
Subject: Pier properties

Mayor and Commissioners,

We, Susan and Tim Gible, have lived on Holden Beach full time since 1986. We have seen many changes over the years. We lived on the island when property on the causeway and along the mainland side of the ICW were annexed by the town and then rescinded which was a very very sad time for our little town. The tax dollars the town would have collected from the businesses that make money BECAUSE of our town and strand, would have helped us so much today.

Now it is 2021 and you are looking at your property owners to buy expensive land for questionable revenue and to have access to the strand. We think a savvy business person would have already bought this property if it is going to be so lucrative. Upgrade the diner, upgrade the pier, make sure everything is handicapped accessible, LIABILITY insurance, adding paid parking costs along the cost of the sales? We would reject the town taking ownership even if it was given to us.

Please reject this idea. Continue to lease the access. You will be able to do the same when someone else owns the land. Do not increase our costs and more importantly, our liability.

Sincerely, Tim and Susan Gible
344 Marker 55 Drive
1073 OBW

Heather Finnell

From: Richard Parks <richardcparks@gmail.com>
Sent: Tuesday, June 29, 2021 2:57 PM
To: Heather Finnell; hbpoa@hotmail.com
Subject: Against the purchase

Heather,

As a homeowner on Holden Beach, I am opposed to the town's purchase of the Holden Beach Pier for the following reasons:

1. The town should not be in a position of being in competition with the HB General Store, or with the existing restaurants on the island. Those owners have suffered enough through the pandemic. It makes no sense to then subject them to competing against town owned businesses, or businesses where the town profits from renting the space. The only revenue stream the Town should consider is through parking. And with that, there is no way to justify the cost of the purchase.
2. There is no longer any doubt Holden Beach will continue to fight a losing battle to rising tides. I understand the Town's desire to secure parking and access, but isn't this a long term liability? Why are we spending money to purchase an asset that could be wiped out with the next hurricane? This is a short term solution, with long term ramifications.
3. If the price is reasonable, why hasn't a private investor already jumped on the property? Why is the Town in such a hurry to make this deal when no other persons are even interested. If access is desired, why not condemn a strip? If that isn't possible, do without the access.

Do not make this purchase!!

Richard Parks
491 OBW

Heather Finnell

From: Tim Gibble <timgibble@gmail.com>
Sent: Tuesday, June 29, 2021 2:26 PM
To: Heather Finnell
Subject: Pier meeting

I do not think the town of Holden Beach needs to buy the pier. It would be a bad business decision to invest in this property. The upkeep of the pier and building are unknown costs. If it was a good investment, a developer would have already bought the property. This would be very expensive parking places and the taxpayers should not be responsible for the bill.

Tim Gibble
344 Marker 55 Dr.
Holden Beach

Heather Finnell

From: CALVIN K MEETZE <ccmeetze@bellsouth.net>
Sent: Tuesday, June 29, 2021 9:56 PM
To: Heather Finnell
Subject: Re: Town Meeting - Pier

We live on Greensboro. Our hope is that the town will purchase the pier property. I would like to suggest that the existing building be renovated to provide public restrooms and accommodations to enter the pier. I would also suggest considering establishing guidelines and dedicated areas for food trucks to use the property which would provide a variety of food to the area and also generate income to the town. Food trucks would relieve the town of having to manage a food service operation/staff/ etc.

Thanks for all you do to keep our wonderfully special beach so beautiful and family oriented. Thanks for the opportunity to share our input.

Heather Finnell

From: Holden Beach <notice@godaddy.com>
Sent: Tuesday, June 29, 2021 6:36 PM
To: Heather Finnell
Subject: A message from your Holden Beach contact form.

Holden Beach has received a new message.

Name

Carlos E Betti

Email

carlosbetti@aol.com

Message

Please is very important to purchase this land to provide the locals with parking and access to the pier, for fishing an relaxation, and for the tourist, a great access to the beach with parking in the meddle of the island. Is important for the town to have a beautiful access to the Beach the only beach access with sufficient parking for the residents driving cars or cats. If is necessary to lease to a restaurant that will also be good for the grow of our town. Please make this purchase is important to make investments looking at the future.

Thank you.

Carlos Betti.

Device

desktop

Language

en-US

Submitted from

Homepage

Reply to this email to respond.

Heather Finnell

From: Louis Cutajar <lousviews.hbpoin@gmail.com>
Sent: Tuesday, June 29, 2021 2:00 PM
To: Heather Finnell
Subject: Public Comments - Pier Meeting 06/30

Lou Cutajar / 1050 Tide Ridge Drive

I would like to see the Board address these questions prior to making the purchase

Income

Sell town owned properties that we are not utilizing

- Ten (10) properties in the 800 block of OBW
 - One (1) property at 764 OBW
 - One (1) Delanne Street
 - Two (2) cross-through rights-of-ways between OBW and BAW near Marker 55
 - One (1) house at 796 OBW
- a) Can we sell them?
 - b) Are all the lots large enough to build on?
 - c) How much could we expect to get?

Pier

- a) What is the revenue generated by user fee?

Pier building

- a) What is the potential rental income?

Pier paid parking

- a) How many parking spots are there?
 - Approximately seventy (70)
- b) What kind of revenue would they generate?

Other revenue streams

- a) How much revenue do we expect from occupancy tax this year?
 - What percentage of occupancy tax revenue would we need to use to pay land purchase loan?
- b) How much revenue do we expect from island wide paid parking?
 - What percentage of paid parking revenue would we need to use to pay land purchase loan?

Expenses

Package

- a) Asking price?
 - \$3.25 million
- b) Cost of loan annually?
 - \$250,000 for fifteen years

Pier building

- a) *Is the building up to code?*
- b) *What is the cost to have an inspection made prior to purchase?*
- c) *Does it meet standards required for a public building?*
- d) *What is the cost to bring it up to speed?*
- e) *What is the cost of insurance?*

Pier

- a) *What is the cost to have an inspection made prior to purchase to determine structural integrity?*
- b) *What is the cost to have it meet standards required for public facilities?*
- c) *What is the expected annual maintenance costs?*
- d) *What is the cost of insurance?*

Additional Questions -

Are we planning to do a cost-benefit analysis?

Is this the best use of our limited financial resources?

Is parking the highest and best use of ocean front property?

Are other commercial properties like Block Q a better option for parking?

*Holden Beach Pier takes advantage of the state's working waterfront tax break
If developed, what would be the additional tax revenue?*

- a) *Fourteen (14) residential properties (2+4+6+2)*
 - *2 X 50' lots (campground) (2)*
 - *4 X 60' lots (campground) (4)*
 - * Make lots 50' and you have a 20' right-of-way*
 - *1 X 300' lot (center pier property) (6)*
 - *1 X 115' lot (hotel property) (2)*
- b) *Each assessed at one million dollars each*
- c) *HB tax rate 0.20 or \$200 per \$100,000 of assessed value so \$2,000 each*
- d) *Fourteen properties X \$2,000 each = \$24,000*

Do we know who actually uses this facility?

- a) *Residents*
- b) *Owners*
- c) *Tourists*
- d) *Day trippers*

*Welcome * Lou's Views (lousviews.com)*

Heather Finnell

From: Bert Rosefield <harosefield@gmail.com>
Sent: Tuesday, June 29, 2021 9:37 PM
To: Heather Finnell
Cc: HBPOA
Subject: Pier Purchase

Dear Heather and HBPOA,
We own the home at 110 Charlotte Street, so the pier purchase decision is definitely "in our backyard."

In short, our position on the subject is YES, YES AND YES!!!

We feel the Town has a moral imperative to maintain the emergency access to the beach and to provide some public parking. Many of the people who need to park at the pier to enjoy the beach are the very ones who maintain services to residents throughout the year.

Please proceed with the purchase. Thank you.

Bert and Donna Rosefield

Heather Finnell

From: Peter Corbett <petercorbett.atlanta@gmail.com>
Sent: Wednesday, June 30, 2021 12:01 PM
To: Heather Finnell
Cc: Gerald Brown
Subject: Purchase of Pier and adjacent lot

We are in favor of the town pursuing options to buy the property. The pier is important to the Island and having a cafe in that location is also important. Parking and beach access are also important.

—

Peter and Liz Corbett
1103 OBW

Heather Finnell

From: Rick Paarfus <rpaarfus@ec.rr.com>
Sent: Wednesday, June 30, 2021 12:44 PM
To: alan@alanholdenrealty.com; geraldbrownb365@gmail.com; BOCmurdock@gmail.com; sullivm4@gmail.com; pattykwi@gmail.com; rsmith9431@gmail.com; David Hewett; Heather Finnell; hbpoa@hotmail.com
Subject: Pier Purchase

Greetings Commissioners, thanks for being willing to serve in such difficult positions!

Let me begin by saying at the outset that I would like the pier to stay, as is. However, I think the information put forth leaves many of us thinking the purchase is premature until more variables are defined. Perhaps a better way to present it would be as follows:

WORST CASE

1. Worst case, real estate taxes will increase to pay for it.
2. Assume 3.25 M in additional cost to shore up the pier and do minimal improvements to the pier house
3. Assume no grants, no parking revenue.
4. Assume construction debt service is the same as the "mortgage"
5. Total debt service 500K/year.
6. Assume 3000 tax paying properties
7. The average per property tax increase would be 167.00 PER YEAR or 14.00 per month.
- 8 Income generated by the pier/pier parking would be used to pay operating expenses and fund CIP for future maintenance/storm repairs (maybe as much as 168K at 20/day for 4 months).

Mr. Bass should certainly be able to provide those costs. The town can find out what increased liability insurance costs are.

BEST CASE

1 Town gets a 30% grant, pier income covers operating costs and CIP, and the grant stipulations are acceptable to everyone!

As the grant comes after the purchase, it may be possible to apply it to

repairs and renovations.

2. Total debt service would be in the neighborhood of 425K/year, but let's call it 450K/year

3. The average tax increase would look like 150.00/year or 12.50 per month.

Survey the property owners to see if they object.

You could also do a "pay as you go" approach on renovations to spread the costs out, if that makes sense.

My reasoning may be wrong or too simple, B=but assuming it isn't, it is worth it to keep the pier. I don't use the pier much, but I think it is an important characteristic of the beach and provides a benefit to the community at large. Further, once it is gone, it is gone.

For the meeting today, this may be worth presenting if you think it has any merit.

You should also discuss the terms of the parcel purchase for beach access that Mr. Bass declined, and discuss why you cannot purchase an easement on that parcel. Additionally, please explain why you believe that a new owner would not grant the easement.

Respectfully,

Rick Paarfus

140 Tarpon Drive

Heather Finnell

From: Holden Beach POA <HBPOA@hotmail.com>
Sent: Wednesday, June 30, 2021 12:56 PM
To: Heather Finnell
Subject: Public Input on Pier Purchase

Heather - Please include the following email received by the HBPOA in the public comments for the meeting to discuss the pier purchase.

**Thanks,
Tom Myers**

I would like to express my opinion that this purchase should not go thru unless and/or until the following can be answered. Please share my opinions anonymously.

What is the plan for the land post purchase?

Has an ROI study been done on that plan and compared to a ROI analysis if the land was sold for single family homes.

If the plan is for multi family houses how does the city anticipate the current water and sewer to absorb this increase?

If for a parking lot for day trippers (GOD FORBID!) how will the current police and other city personnel handle the increase in traffic, trash, potential crime?

While the article stated the purchase of the property (way over the estimated value) will come from grants and will not come from property taxes this is a fallacy. On going costs will have to come from property tax increases as the grants will be gone and occupancy taxes will not be able to cover the additional costs and damages to our small island.

Furthermore, I do not believe it is in the best interest of the town and the current residents. If a private entity wants to purchase the property and complies with all current zoning regs, then I am all for that.

Heather Finnell

From: Charles/Pam Bodiford <cpbod@hotmail.com>
Sent: Wednesday, June 30, 2021 10:43 PM
To: Heather Finnell
Subject: Support for pier purchase

To town commissioners:

As a long-term home owner, I am in total agreement with the plan for the pier purchase.

The pier purchase is an absolute winner, and the best news out of HB in a long time! I've long thought just as your reasoning lays out, that the pier property is central to the communal well-being of Holden Beach, and preserving it for current and future use will ensure the presence of a core community resource for years to come. I like the financing plan and have confidence that it will prove successful. I'm also fine with pitching in on an assessment should that be necessary. Whatever can be done to realize this extraordinary vision should be on the table. The opportunity is too great to let anything derail it. Bravo to those making this dream come true!

Sincerely,

Pam Bodiford

127 Burlington St

252-382-0954

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Heather Finnell

From: Stokes Doster <stokesd112@gmail.com>
Sent: Wednesday, June 30, 2021 9:01 PM
To: Heather Finnell; hbpoa@hotmail.com
Subject: HB pier purchase

Dear town commissioners,

The pier purchase is the best news out of HB in a long time! I've long thought that the pier property is central to the communal well-being of Holden Beach, and preserving it for current and future use will ensure the presence of a core community resource for years to come. I like the financing plan and have confidence that it will prove successful. I'm also fine with pitching in on an assessment should that be necessary. Whatever can be done to realize this extraordinary vision should be on the table. Thanks for your efforts in making this happen!

Best regards,
Stokes Doster
127 Burlington St.

Heather Finnell

From: Dr. Angela Houser-Betti <drhouserbetti@aol.com>
Sent: Wednesday, June 30, 2021 12:17 AM
To: Heather Finnell
Subject: Owner at 446 Ocean Blvd W.

I FULLY SUPPORT THE TOWN OF HOLDEN BEACH PURCHASING THE PIER/CAFE/BUILDING AND PARKING LOT AREA WHICH IS DIRECTLY ACROSS THE STREET FROM MY PROPERTY.

THIS IS FABULOUS NEWS FOR OUR TOWN AND IS EXACTLY WHAT NEEDS TO HAPPEN TO PRESERVE THIS SPECIAL PLACE THAT IS BELOVED BY SO MANY PEOPLE.

Angela Houser-Betti, PsyD, PLLC
Clinical Neuropsychologist
19109 W. Catawba Avenue, Suite 200
Cornelius, NC 28031
Phone: (704) 789-3146
Fax: (980) 229-4762
www.carolinaneuropsychology.com

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Heather Finnell

From: Holden Beach <notice@godaddy.com>
Sent: Wednesday, June 30, 2021 9:09 AM
To: Heather Finnell
Subject: A message from your Holden Beach website messenger.

Holden Beach has received a new message.

From Cathy Hyatt:



Heather, Just wondering....and if not yet considered by the Board.... If parking fees can not help pay for the pier, can another line item be used to pay for pier and the parking fees be used to pay for whatever the funds were originally used?



Reply to this email to respond.

Additional information:

Name

Cathy Hyatt

Email

Cjhyatt@yahoo.com

Heather Finnell

From: Jeff Jancula <jeff@jancula.com>
Sent: Wednesday, June 30, 2021 1:20 PM
To: Heather Finnell; Holden Poa
Subject: Pier: Find and assist a private investor

Rather than have the city buy the pier, why not incentivize a private real estate investor to do so? For example, if an investor agreed to fix/replace the pier, clean out old buildings, and develop something on the property in exchange the city would forgive property taxes for x years, and/or agree to contribute a fixed amount towards development.

Jeff Jancula
166 Brunswick Ave East

Heather Finnell

From: Risha Doster <risha.doster@gmail.com>
Sent: Wednesday, June 30, 2021 6:39 PM
To: Hbpoa@hotmail.com; Heather Finnell
Subject: Pier purchase

Hello town commissioners,

I am writing in support of the town's purchase of the HB pier. The pier is a centerpiece of holden beach and enhances community while providing fishing, food, drinks, merchandise, games, etc. With a small revamp, the pier could go back to how it was 15 years ago when it was lively with beachgoers, families and fisherman alike. We fully support the town's purchase of the pier and look forward to utilizing it in the future!

All the best,

Risha Doster

(Lifelong HB vacationer, and daughter of HB property owners)

--

Risha Doster
(404) 277-5714

Heather Finnell

From: Ron Jackson <RonJackson@clayton.edu>
Sent: Wednesday, June 30, 2021 4:55 PM
To: Heather Finnell; HBPOA
Subject: Bravo to Pier Purchase

Dear town commissioners,

The pier purchase is an absolute winner, and the best news out of HB in a long time! I've long thought just as your reasoning lays out, that the pier property is central to the communal well-being of Holden Beach, and preserving it for current and future use will ensure the presence of a core community resource for years to come. I like the financing plan and have confidence that it will prove successful. I'm also fine with pitching in on an assessment should that be necessary. Whatever can be done to realize this extraordinary vision should be on the table. The opportunity is too great to let anything derail it. Bravo to those making this dream come true!

Sincerely,
Ron Jackson
127 Burlington St.
ronjackson@clayton.edu
404-790-4830

Heather Finnell

From: Rebecca Jackson <rebecca.o.jackson@gmail.com>
Sent: Thursday, July 1, 2021 11:17 AM
To: Heather Finnell
Subject: Town of HB pier purchase proposal

Yes, please pass along my support for the town of HB to purchase the pier. It has been a much loved gathering place for my family for decades - when we were young and now that we are older; even our grandchildren love going to the pier.

Kudos to those who are working to make this happen!!

Best regards,

Rebecca Jackson
Atlanta, GA

Heather Finnell

From: Gail Fleagle <gailfleagle@gmail.com>
Sent: Thursday, July 1, 2021 3:36 PM
To: Heather Finnell; pattykwi@gmail.com; sulivm4@gmail.com; vccbrian@atmc.net; geraldbrownb.365@gmail.com; rsmith9431@gmail.com; alan@alanholdenrealty.com
Subject: Holden Beach Pier

From Jan and Gail Fleagle and family at 804 Ocean Blvd W.

Our family discussed purchase of the pier with the following suggestions;

Building sold to a restaurateur for the sale of grill-type items, pinball machines or more current teenage interests included inside. Some parking saved for take-out.

Parking meters used or beach -goers.

Site there on beach sand could be provided with a life guard—something many people would like.

My grandchildren would pay to walk on the pier for photographs and watching fishermen. They always did that when there.

Fishermen should pay a little for fishing there.

Regular fishing classes for visitors; adult and/or children. Rods, etc. paid for by participants. (Not sure about ins.and licensing that.-Maybe home-made rods!)

Signup or volunteer musical groups such as Senior drummers, practice groups, individuals could collect tips, etc.

On or near beach could be carts selling kites, cotton candy, gelato, saltwater taffy, etc., Rentals or sales of towels,, holdup children's wagons, sand pails and shovels, etc. They could take up the space on both sides of the current building.

We don't rent out our home, but would yearly give a week's rental fee for the cause. (Better if it could be self-paid by the income, once the repairs to the pier are complete.)

We fondly remember the ones at Atlantic City and other Northern Atlantic sites.

Hope this helps and everyone will promote the great idea!

Sincerely,
Mr. And Mrs. Jan Fleagle

Heather Finnell

From: Kenneth Jackson <kennith.jackson@gmail.com>
Sent: Sunday, July 4, 2021 8:43 AM
To: Heather Finnell; HBPOA
Subject: The pier is great!

Dear town commissioners,

The pier purchase is an absolute winner, and the best news out of HB in a long time! The pier is the center of the community in Holden Beach and key to making it a place for residents and visitors alike to feel welcome when on the island. The financing plan that you have laid out is reasonable and balances the benefits of preserving and updating the pier with the inherent risks of real property ownership and management. We would also be willing to support the venture through a special assessment as necessary and understand that this could impact property taxes at some point in the future.

We are here to support you in whatever way to help make the vision of pier preservation a reality. Kudos to you and the town council for having the creativity, courage and foresight to pursue what I know will pay dividends for the families and visitors of Holden Beach for generations to come.

Sincerely,

Kennith Jackson

127 Burlington St.

Heather Finnell

From: John McEntire <jemcentire@yahoo.com>
Sent: Monday, July 5, 2021 7:41 PM
To: Sullivan Mike
Cc: geraldbrown365@gmail.com; BOCmurdock@gmail.com; Kwiatkowski Pat; rsmith9431@gmail.com; Heather Finnell
Subject: Pier purchase

Hello Commissioner Sullivan,

Thank you for this summary of the pier purchase situation. Additionally, I appreciate that both you and Commissioner Kwiatkowski took time to provide such information to the taxpayers/residents at Holden Beach. Although it is difficult to provide a sound argument pro or con on the issue with no financial information or formal business plan that I would expect to have been developed prior to serious consideration of purchase, my initial reaction is that there must be much cheaper property to acquire for developing parking places than prime beach front lots. At \$25 per day, 70 spaces, at full capacity \$1750/day could be generated. That means that the parking spaces must be completely 100% full for 148 days per year to meet the expected debt service of \$250,000. Fat chance. I also assume that nothing but demolition and rebuilding of the current structure for a restaurant must be met before any significant revenue can be expected from lease of restaurant space (which of course would also result in a decrease in spaces available for parking to accommodate diners). I've seen nothing to indicate what the maintenance on an old pier might run in short and long term. I'd assume it to be quite expensive to maintain. I'd think that a developer would have snapped up the 6-7 prime oceanfront lots if the price was appropriately set since 6-7 house that would sell for \$2M each could be built there. The fact that the pier would be for sale for years in this market suggests that the price is not acceptable for even commercial builders, much less a town. If the commissioners can show me a business plan like any other entity would prepare to attract investors I'd be happy to review it and thrilled if I found anyone had actually done a code inspection, estimated long term upkeep costs, and considered alternate locations if the primary goal is to enhance parking. I'd hate to see that the Town was cavalier enough to spend my tax dollars on an emotional purchase to save a dilapidated landmark with no hope of return on investment. I'd also like to see what amount of revenue the town would lose from current taxes paid by the pier owner as well as what we might expect in tax revenue from prime oceanfront homes being built there. In summary, it appears to be an inappropriate attempt to quickly spend windfall pandemic income rather than even consider a tax reduction. However, as I stated up front, that opinion is based solely on assumptions since no real data has been shared prior to attempting to purchase this property. I look forward to all my questions being satisfactorily addressed in the July 8 meeting with a formal business plan, containing all the components that a commercial venture would normally provide before such decision.

Thank you for the information you provided and for the opportunity to express my concerns and opinion.

John McEntire
246 Brunswick Ave. W.

Heather Finnell

From: Louis Cutajar <lousviews.hbpoin@gmail.com>
Sent: Monday, July 5, 2021 1:49 PM
To: Heather Finnell
Subject: Public Comments – Public Hearing 07/08

Lou Cutajar / 1050 Tide Ridge Drive

Lou's Views (<https://lousviews.com/>) conducted a survey on the proposed pier property purchase

Below are the survey results without any analysis on my part

You may draw your own conclusions from the data

Survey - Pier Property Purchase

The Board of Commissioners are actively negotiating to purchase a portion of the pier/campground property that includes the pier building and the pier structure. We will need to borrow funds to pay for it. The obvious question to be asked is whether you, the public, think we should purchase the pier.

The justification expressed for purchasing the pier property are:

- Some of the community consider it to be an important asset of the Town
- Continue to provide emergency vehicle beach access
- Continue to provide beach access for homes on several canal streets
- Continue to provide off-street parking in the central part of the island
- Potential to provide dining and recreational opportunities to the public
- Potential for approximately seventy (70) paid off-street parking spots to partially offset expenses

Survey responses = 126

- 1) Do you consider the pier an important asset of the island?
- | | |
|-----------------------------------|--------|
| a) Essential to retain it | 62/49% |
| b) Non-essential but nice to have | 45/36% |
| c) Not important to me | 19/15% |
- o Comments = 15

/ I believe the pier is an asset to the island but to the extent it is not penalizing property owners.

/ This is a difficult question for me as I do not ever tend to use the pier. However, I do realize that the pier is likely a treasured asset to many others.

/ Great indoor space for rec classes when weather isn't cooperative. Central location is great.

Please do not let some corporate hotel or some nonsense come in and ruin the pier! I know you guys are all about the bottom dollar, but for once can you think about the impact on the locals, and the people who love Holden Beach instead of the impact on your wallets!!

Certainly, an icon and will add to the availability of parking spaces

This opportunity may not come again. We should find a way to purchase the property and even consider the entire piece. Once a plan is developed, the town can sell any portions deemed to not be needed most likely at a profit or as a long-term lease.

The Pier is a great land mark for judging distance on the beach or off. It gives a great perspective to the Island, sunrises, and sunsets, when viewed from the Pier, and is a really good fishing access point. It would be sorely missed by residents and day trippers alike.

Taxes are high enough no

While I am not sure how I feel about the Town being in the retail or entertainment business, I VERY much hope the Town can find in its' budget, funds to purchase the pier and adjoining properties to include updating all of the facilities. I do not see many other potential buyers out there due to risk factors such as storm damage.

What I would really like to see is the pier building updated, the pier itself strengthened, lengthened, and enlarged. (think Johnny Mercer's pier at Wrightsville Beach - concrete) I would like to see the pier grill brought back into service, again, updated, and modernized. I am not sure how the ongoing running of such an entity should be handled - again, the Town is really not into the retail business - but I can envision some scenario where the pier is a viable business opportunity for the town, or for the town to least out for someone else to run. It would not necessarily have to be a cash cow, but at the very least break even for the town. I do understand there are significant risks to whomever buys the pier and adjoining properties, most importantly is severe storms. I am not sure the campground/RV lots makes sense to continue as they currently are based on the economics of lot price the Town would have to pay, but it is worth investigating. My understanding is all of the land in question was zoned for condos years ago. I don't know anyone who really wants condos there, but fiscally, there needs to be an assessment of best use versus cost of the RV, parking, and adjoining lots. Growing up in North Carolina, I fished many of the coastal piers in the State and know the cultural and historical benefits of pier life and the associated center of the community they can be, especially for a small community such as Holden Beach. Please consider this as support for purchasing the pier and adjoining properties, subject to due diligence by the BOC and Town staff. I believe most HB residents and visitors would really like to see the pier and facilities remain and be updated. Purchasing them and NOT renovating and updating the facilities is not something I would want to support. Additional tax increases are never great, however addressed in the correct manner, it is possible to make the pier a self-sustaining financial entity I suspect. (All subject to price of the lots and facilities.)

If the Town Commissioners plan for the taxpayers to pay for this, they better show how it is going to benefit property owners. Another response should have been

d) No. Do not use my tax dollars to purchase something that should be private property.

What is the estimated life cycle costs to restore, operate, maintain, and / or demolish the facility?

Has the town performed a SWOT analysis of the potential purchase?

Has the town done a benefit cost / trade off analysis?

Has the town done a marketing/business plan for the proposed purchase?

Has the town performed a risk and uncertainty analysis on the potential purchase?

It is a valuable asset to Holden Beach.

The pier is not an asset, it is an eyesore. It is in bad shape, both the building and the pier.

For much needed paid parking

It's just out there waiting for the next big storm. A fiscal burden the town doesn't need. They need to concentrate any "extra" monies into resolving any sewer related problems.

- 2) Do you feel that we, the property owners on Holden Beach, have a responsibility to provide the residents and/or the general public with a pier facility potentially offering multiple use options?
 - a) Yes 47/37%
 - b) Maybe / Not sure 34/27%
 - c) No 45/36%

- 3) If improvements were made to the pier property, What would you use the most?
 - a) Beach Access 12/10%
 - b) Parking 3/2%
 - c) Pier 27/22%
 - d) Restaurant 83/66%

- 4) How often do you use the pier facility?
 - a) Never/rarely 67/53%
 - b) Occasionally 49/39%
 - c) Regularly 10/8%

- 5) How often does someone staying at your property use the pier facility?
 - a) Never/rarely 52/41%
 - b) Occasionally 40/32%
 - c) Regularly 19/15%
 - d) Don't know 15/12%

- 6) Who do you think uses **the** pier the most?
 - a) Holden Beach - Residents/Property Owners 3/2%
 - b) Tourists/Renters 59/47%
 - c) Day Trippers 63/50%

- 7) Do you feel this is a good use of our financial resources?
 - a) Absolutely 32/25%
 - b) Probably 34/27%
 - c) Not sure 23/18%
 - d) No the funds are better spent elsewhere 37/29%
 - o Comments = 17

This property can be so much more! In walking distance for a majority of the island.

See comment above. Some of the property needs to be repurposed. This will change the survey responses.

If this keeps other big money interests from building large multi-story apartments/condos/hotels. Who else is interested? Off Islanders who only want to make money from this SEMI-Private Beach? This is not a Public beach!

We know parking is an issue for Holden. The pier area could help. The pier buildings are becoming an eyesore. If the town owns the area improvements can be made and revenue can be generated.

/
Would need to see the numbers.

/
Beach access and more parking

/
See previous comments regarding the Town being in the retail business or leasing the pier and adjoining properties. I see the RV lots as the least desirable to keep as is. The pier parking lots need to be paid public parking.

/
Why should property owners provide or subsidize day trippers? Even with paid parking and a fee to access the pier it will be years before the town outright owns the property and then there is the upkeep. Will the town replace the pier after then next hurricane destroys it? Parking on beachfront property. Make a vehicle public access for EMS and Law Enforcement and sell the lots for millions. Reduce the town debt and give property owners a tax break.

/
If the pier & camp ground are not improved & maintained, they will become an eyesore & a liability.

/
Obviously depends on the purchase price

/
There are other less expensive tracts we could buy for parking if that is the reason for purchase. This would be an ongoing expense to tax payers. The Town has no business being in the pier business

/
I believe it should be paid for by funds received from those who use it.

/
It will require a significant investment to bring into compliance, ongoing operational and maintenance costs, and resources to manage it.

8) Do you think the Town should purchase the pier?

- a) Yes, whatever it takes 28/23%
- b) Only if all the costs are covered from paid parking revenue and whatever revenue is generated from the pier property 32/26%
- c) Only if the all the costs are covered from paid parking revenue, whatever revenue is generated from the pier property, and any shortages are covered from occupancy tax revenue 30/24%
- d) No, if it means an increase in my property taxes 17/14%
- e) No, it's an unnecessary expense 17/14%

9) Who are you?

- a) Island Resident/Property Owner 112/90%
- b) Brunswick County Property Owner 10/8%
- c) Tourist/Renter/Day Tripper 2/2%

10) Any other comments that you would like to share about the potential purchase of the pier

o Comments = 23

/
I am not a property owner on the island, but Holden is our beach. I feel the property owners would not appreciate a property tax increase. If the pier can generate revenue with no additional tax or assessment to property owners, I think the pier is a good idea.

We have to look to the future. The pier is an asset to all of us and helps keep our property values up. Thanks to Gill and others for making this available to us all these years. Remember, you don't miss the water until the well is dry!

I am hoping that the pier parking lot, which is filled with day trippers on the weekend, can become paid parking (at least on the weekend), and generate enough revenue to assist with costs. Your question about who uses the pier the most has two answers. The pier is most likely used by residents and renters/tourists, but the parking lot is used by weekend day trippers out on the beach. They look for free parking, sometimes parking at oceanfront homes that appear vacant. If they are going to use the pier parking lot and beach consistently, they should bear some of the cost of maintaining the area/facilities. It's awfully hard for anyone else to use the parking lot on the weekend...like renters arriving before their rental is ready, who would love to pass their wait time on the pier...thus making it appear less people are using the pier.

All recreation events are by the bridge. That isn't centrally located. The rec events have expanded, and this would provide a facility. Takeout options of healthy foods would be a plus, like at our Fitness Center at home. Cups of fruit, salads, sandwiches, etc.

We find the money for everything else that comes up....so why not this property. I hate that the town is not purchasing all of it.

Needs to be maintained for the recreation area.

This opportunity most likely will not present itself again. The town could make this a huge asset for the community while maintaining the current family beach status. I believe this investment will be a huge asset and generate revenue for the town if done correctly for years to come. Thanks for asking

A pier is a great asset for any beach. It's an invitation to the sea. It's also an historical marker and could well be the place where the history of Holden Beach and the Brunswick coast is preserved and told. Like a lighthouse it's a landmark which has withstood the test of time. On a practical note it's an attraction for fishermen and tourists.

Purchase camping property also for parking, restrooms, and to prevent more large housing from going in there on the entire property. A store for groceries as a part of the pier also. A breakfast restaurant and snack bar would be great.

That Allen Holden, if he or his companies are involved in this sale, return any and all moneys made to the Town of Holden Beach! We need to know who else may be looking at this property as I have heard comments from visitors that a high rise would look great on this site! Money talks, yet there is a time to adhere to our basic principles of this being a Family Beach, not another massive commercial development.

Buy the Pier!!

selling the hotel property would help in the purchase. using the parking for paid parking would help. Renting the pier restaurant but be sure it's updated would help. and the camp ground could be a park for kids or maybe more parking till something comes along that would be more profitable.

Should never use the BPART funds, better known as the "Sand" money", which is needed in case of a storm and the beach is badly damaged. It's being abused enough as it is.

The town can't manage to build a playground for under a million. Let the private sector buy it.

Regarding Question #2, we, the residents, and property owners, DO NOT have a RESPONSIBILITY to provide the general public, and or non-property owners anything. It *may* be a good thing to do, but we should have and feel NO responsibility to provide for non-property owners or residents. This is also in regard to public parking as well. While it may be a good thing to do, TMK there is NO requirement to provide public parking on the island. Originally, I was told it WAS a requirement to get certain public funds. I have since been told from second hand from David Hewitt - Town Manager - there was NO such requirement. I would like to see this verified one way or the other.

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The town should purchase the pier property

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One of the greatest reasons for the Town buying the pier is to keep it from being developed as a large condo type project

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Purchase only if it presents a viable business opportunity and all operational/maintenance costs are covered by revenue from the pier property & facilities. Sale/Purchase should be contingent on this requirement with the current owner taking back the property and canceling town loan obligations if revenue/costs do not meet expectations

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The pier purchase for a public park/beach access/restaurant would be wonderful!!!!!!

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The sooner the better!

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The cost to tax payers would be on going. This would a very expensive project with limited return!

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We are a vacation beach. That means fun, fishing, and things to do. The pier says "BEACH!" If I was a vacationer, I would not go to a beach without a pier.

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Idiotic waste of money. If it has value let private investors try to make money with it.

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It is a very special landmark!

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If it were possible to buy the entire property, we could use the parking lots as paid spots with good beach access and bathroom facilities. This would help equalize the use of the beach between the east and west ends and hopefully garner revenue to cover the costs of owning and operating the pier.

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The Town needs to start selling property and stop being the buyer of last resort for derelict buildings and houses

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