

Heather Finnell

From: Michael Jodie <MJ@helfrich.org>
Sent: Thursday, July 8, 2021 4:58 PM
To: BOCmurdock@gmail.com; alan@alanholdenrealty.com; sullivm4@gmail.com; pattykwi@gmail.com; rsmith9431@gmail.com
Cc: Heather Finnell
Subject: Pier Hearing - Please Read

Dear Esteemed Commissioners,

I've sent a similar message through to Heather ahead of tonight's meeting, but I wanted to reach out to you directly.

My wife Jodie Helfrich and I (Michael Helfrich) reside at 111 Durham Street here on Holden Beach. We are Holden Beach residents, registered voters, and we do like to vote in local elections.

Unfortunately we are unable to attend tonight's hearing. We would like to encourage you to approve the purchase of the Pier and associated parcel of land even if this requires bond issue or tax changes. Our chief concern is for maintaining the pier, affordable access to the pier, and a public access point to the beach strand. Ideally improvements are made to the pier facilities, including to reopen the restaurant.

We would also encourage the town to partially recoup purchase costs through the lease of the improved facilities.

Beyond our individual interest, we believe this purchase is best for the public at large. To illustrate this public interest I'd like to share that our 11 year old son, Xander, has developed a love of fishing and many relationships with fellow fishermen over the years because of his easy access to the pier. Many days he can be seen outside before 7am waiting for the pier to open. We are concerned that purchase and subsequent development by a non-public party would limit or eliminate this important part of our son's life and limit similar opportunities for children like him. Here are a few photos that demonstrate his interest and, hopefully, the public's interest:



Thank you so much for your time and your service to the community,
Michael Helfrich
111 Durham Street
Holden Beach

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Heather Finnell

From: Michael Jodie <MJ@helfrich.org>
Sent: Thursday, July 8, 2021 4:05 PM
To: Heather Finnell
Cc: Xander Helfrich
Subject: Pier Purchase Vote - please read

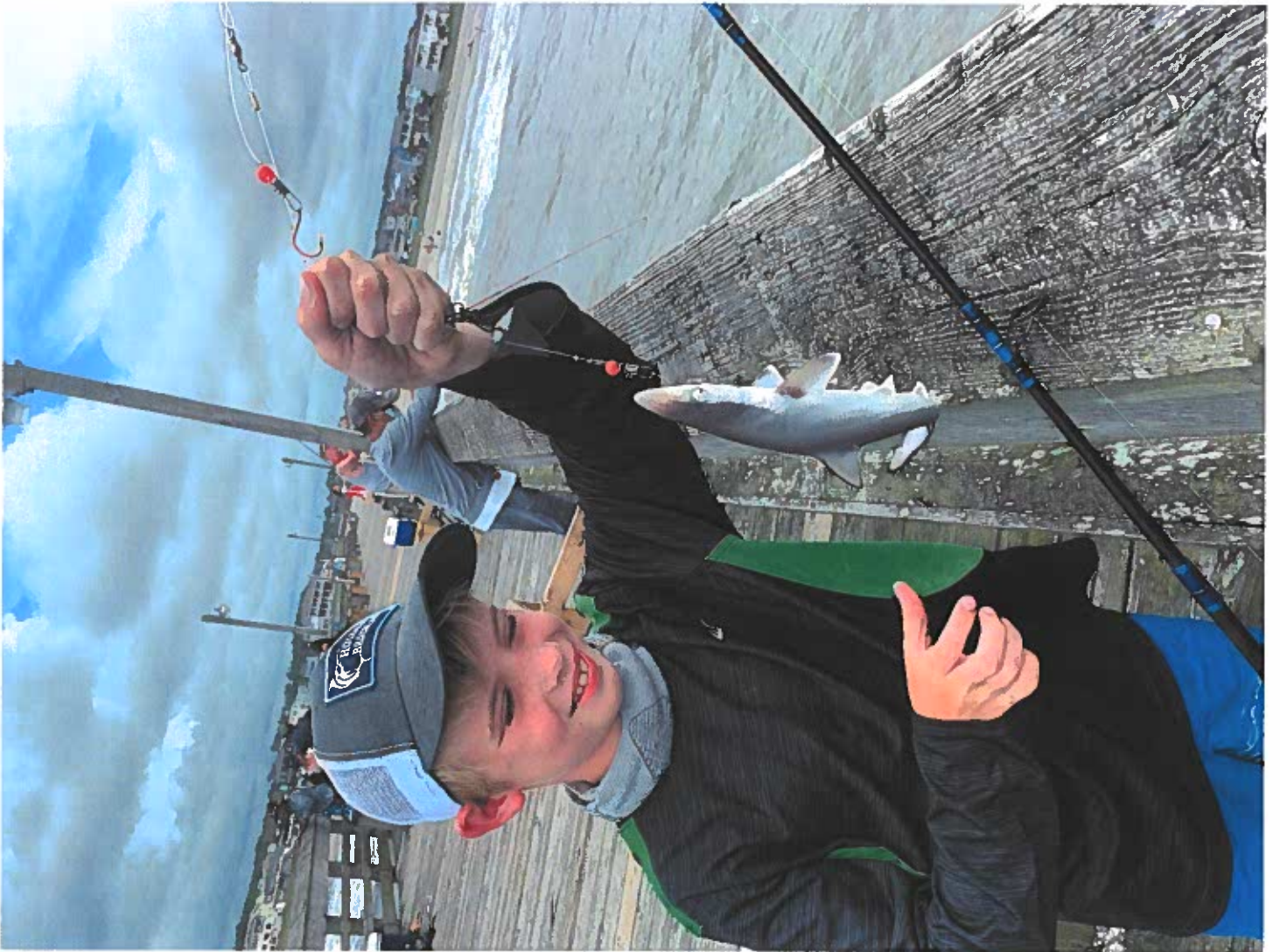
Hello Heather and/or Mayor Holden,

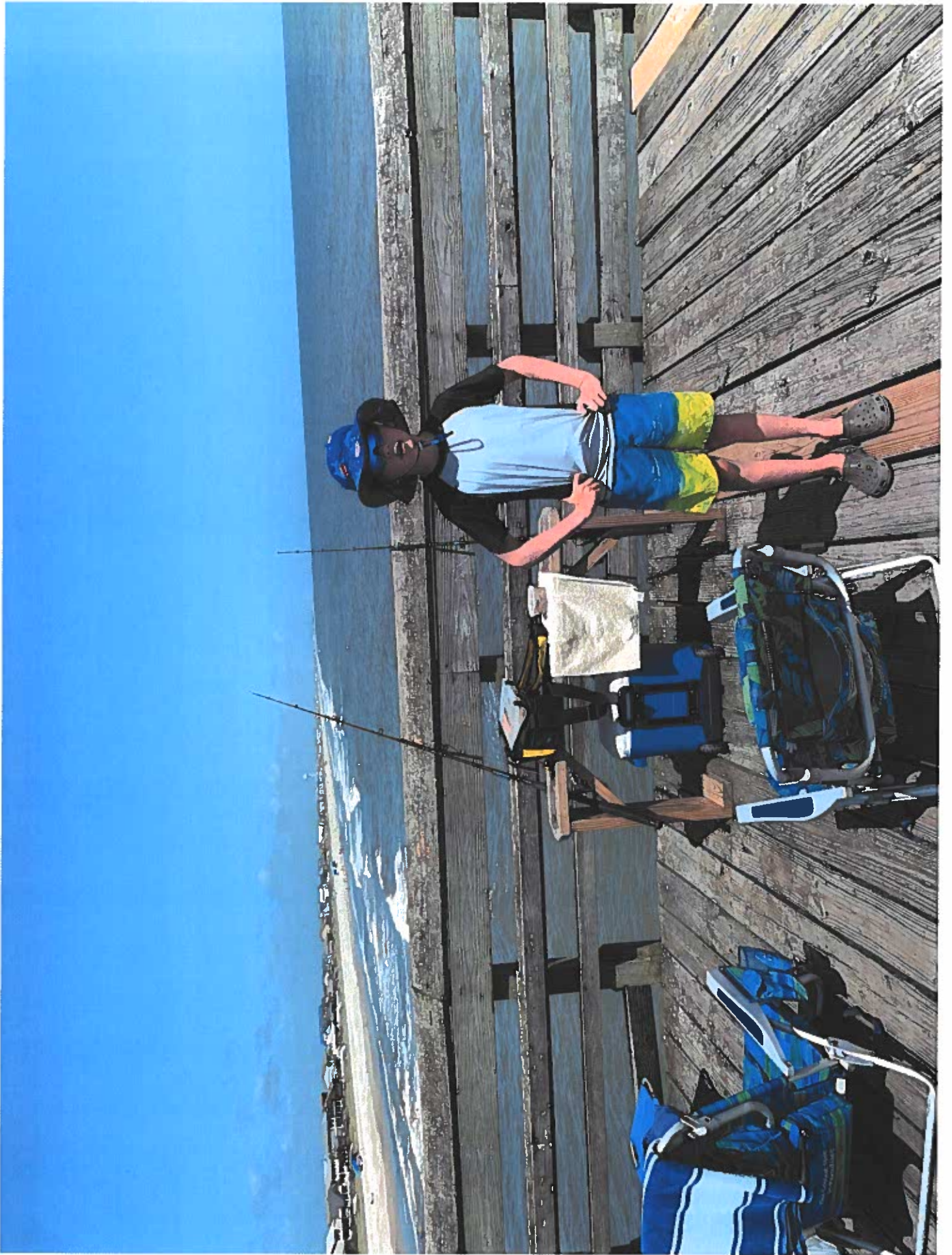
My wife Jodie Helfrich and I (Michael Helfrich) reside at 111 Durham Street here on Holden Beach. We are Holden Beach residents, registered voters, and we do like to vote in local elections.

Unfortunately we are unable to attend tonight's hearing. We would like to make it known to the council that we support and encourage the town council to approve the purchase of the Pier and associated parcel of land even if this requires bond issue or tax changes. Our chief concern is for maintaining the pier, affordable access to the pier, and a public access point to the beach strand. Ideally improvements are made to the pier facilities, including to reopen the restaurant.

We would also encourage the town to partially recoup purchase costs through the lease of the improved facilities.

Our 11 year old son, Xander, has developed a love of fishing and many relationships with fellow fishermen over the years because of his easy access to the pier. Many days he can be seen outside before 7am waiting for the pier to open. We are concerned that purchase and subsequent development by a non-public party would limit or eliminate this important part of our son's life and limit similar opportunities for children like him. Here are a few photos that demonstrate his interest:





Please share with the town council.

Thank you,
Michael Helfrich
111 Durham Street
Holden Beach

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Heather Finnell

From: Derek Gibson <derekgibson98@gmail.com>
Sent: Thursday, July 8, 2021 4:22 PM
To: Heather Finnell
Subject: Town Purchase of Pier

I am writing this message in support of the town purchase of the Holden Beach Pier. We Live at 127 Durham St.

Derek Gibson
919 225-8383

Heather Finnell

From: KIM KEECH <dkeechsail@msn.com>
Sent: Thursday, July 8, 2021 3:30 PM
To: Heather Finnell; hbpoa@hotmail.com
Cc: KIM KEECH
Subject: Questions on Purchase of Pier

Hi Heather!

I'm sure the Commissioners researched all of this, so answers should be easy. These are questions I feel need to be answered to do a proper purchase analysis.

1. How much is the town paying currently to lease their beach access?
2. How many parking spaces can be identified in the parking area?
3. What hourly rate would be charged for paid parking.
4. What are the assumptions for occupancy of parking? Hours per day per time of year, etc.
5. What is the square footage of the pier building?
6. What are the intended uses of the building?
7. You must assume the building will need a new roof, new HVAC, and new ADA restrooms. What are the costs per square foot used in your analysis?
8. If you intend to rent the building, What cost per square foot will be charged?
9. Do you intend to provide public access to Restrooms for beach goers?

These questions need to be answered to even determine the "Break Even Analysis" to establish value.

In my opinion, the Town CANNOT operate the pier due to liability. The only way the pier could remain open, is if the town leased it to an operator who held the town harmless in the event of accident, and provided insurance holding them harmless.

Respectfully submitted,

Dave Keech
231 Lois Avenue
Holden Beach, NC 28462
717-487-6018 cell

Heather Finnell

From: michael pearson <mpear2@atmc.net>
Sent: Thursday, July 8, 2021 12:41 AM
To: sullivm4
Cc: Heather Finnell; pattykwi; rssmirh9431@gmail.com; BOCmurdock@gmail.com; geraldbrownbg@gmail.com
Subject: Re: Pier Property Purchase

Good evening,

Just wanted to give my thoughts on the pier purchase.

1. I believe that everyone who owns property on the island needs to have an available access to the beach
2. We do have a parking problem, but is the problem for island property owners or daily visitors?
3. Has the town looked at any other solutions to beach access for emergency vehicles and renters?

Parking - We do have a problem, but Tim has laid out some plans for parking on the west end at a much cheaper rate than the price I have seen for the pier. Purchase of the pier will have to include redoing the current parking lot to either repave or gravel to provide a way to layout the parking spaces.

Environmental- I saw where there would be an inspection to access the costs to bring the current building up to code. Does that include an environmental assessment? The pier was built 50 years ago when environmental issues were not as strict. I did a walk through of the pier and noticed a lot of water damage on the ceiling and walls. I am sure there is mold in the building that will have to be addressed. In the 60s the laws weren't as strict as they are now. Does the town know what is in the ground? I learned first hand about underground tanks and the consequences of having one that was not closed according to EPA standards. I was just wondering if the town had planned on doing an environmental assessment on the property. When my partners and I sold a piece of commercial property the bank required ground boring and environmental assessment before they would approve the loan.

Price - The price I have seen bounced around is 3.25 million.. Lets be honest, if the pier and the property was worth that it would have already been sold. The way I see it is that no one wants the pier and that is why the whole tract has not been sold in this hot market. Is it really worth that kind of money? There are issues with the property that no investor is willing to take the risk on. No doubt in my mind that once the pier property is out of the way the other tracts will be developed for rentals. Do I think not having the pier will affect our rentals, absolutely not. When I walked the pier I ask all FOUR groups of fishermen where they were from and they were all local or from an one hour drive of the beach. If the town buys the property not only are there costs to redo the property to code but also the town needs to address the fact that additional cost will be incurred with employees. The town will have to hire additional employees during the transitional period. To think that the town can lease the property for 20K a month I think is overly optimistic thinking. What happens if the lessee sees they can't make money, they are gonna bail and then the town is gonna be stuck with the cost of operating the pier. I think that if the town moves forward with the purchase these issues will have to addressed.

Liability - I wonder about this issue. It's a biggie. I listened to the discussion during the last meeting where liability was discussed about posts and ropes. Lets talk about liability for the town on the purchase of the pier. I read an article this past week where the owner of the Ocean Crest pier said that his insurance cost him 100K per year. Add this on to the estimated \$250K payment and you can see where the costs are gonna escalate. As I walked the pier I saw all the broken off pier piling just under the water around the pier that aren't even marked. I know people are suppose to stay away from the pier, but we all know how some teenage jet skiers or boat owners can be. As Commissioner Brown said, they are gonna look for the deepest pockets. I also wonder about the overall condition of the pier and possible liability issues. Anyone can tell that the overall maintenance has been overlooked over the past several years. The deck, railings are all in need of immediate repair. The pier will be a huge liability for the town. Maybe this is covered by an umbrella policy or is the town considering self insuring, that I can't answer. The liability doesn't end with just the pier issues but also any issues with the bathhouses, building, and also the parking area. Does the town really need to take on this liability? If the town does find someone to lease the property they need to make sure the lessee has a very good insurance policy. Keeping in mind that could add and addition \$8500 per month to the lessee costs.

Expense - I wonder if the town really needs to take on this expense at this time. We are looking at bike lanes (which I am in favor of), borrowing money for the sewer upgrade(which we have to have), borrowing money for the FEMA project (which I am in favor of), and other expenditures. I understand that infrastructure issues will always need to be addressed for the benefit of the town residents. I worry about the debt the town is incurring. Lets keep in mind the demographics of the town residents. Most of us are retired on fixed incomes, and while we have made our plans, any increases in taxes are going to be an additional burden not only for us, but for all property owners. In looking at the budget, where is the money gonna come from. I recall a discussion about the money going into the beach nourishment fund where the question was asked about the available money in the BPART fund. There were votes against the beach nourishment fund because adequate funds were in the BPART fund. Is some of the money for this proposed purchase gonna come from that fund? How will that effect our continued funding of the inlet dredging, recreation activities (which I think are important) gonna be affected?

I have tried to attend most of the town meetings since I retired and I haven't missed many. I have listened to every meeting on Facebook during the pandemic, and I feel I have kept my knowledge of town issues current. I strongly believe in transparency in any government to keep the taxpayers informed on all issues. I believe that more public input needs to come forward on this issue and more specifics on the purchase plans need to be put before the public. I attended the meeting on 6/30 along with 40 or so other residents to get more information, but only one commissioner was in attendance. I understand there was some conflicts, but with the commissioners statements at end of every board meetings encouraging more public attendance and participation, I have to admit I was disappointed.

I made my first visit to Holden Beach in 1975 and never missed a summer. I remember the pier when you could take your kids there, play video games. talk a walk, play putt putt next door, and then get some ice cream. Kids loved it. I really wish that those days could return, but time marches on. I know in the scheme of things my thoughts are just my thoughts, but I felt a need to share them with everyone. I was raised that regardless of if you agree or disagree with what our elected officials decide, it is our responsibility as taxpayers to support their decisions. I hope each of you do consider some of the thoughts I have shared and consider them in your decision.

We are all blessed to live in this special place. On my 30th anniversary I ask my wife what she wanted to do? Go to Vegas, go on a cruise....her answer, "go to Holden Beach without any

kids" Third day in, kids showed up. This is Holden Beach. A Family Beach. My family and I have a deep passion and love for this beach. Much has changed over the last 46 years, but the charm of this place is still here. I know some people complain about the tourists, but I love them. I was one for 28 years. Seeing the families and kids on the beach this past weekend was a happy time....everyone was smiling, splashing, digging, and laughing. That is our beach. My hope is that a resolution on the pier issue can be reached that is financially beneficial for the town, the residents, and our great visitors who view this paradise as their summer home away from home.

Sincerely,
Mike Pearson
116A Ferry Rd

From: "sullivm4" <sullivm4@gmail.com>
To: murrayjean@yahoo.com, "jackie almond" <jackie_almond@icloud.com>, tommyalmond73@yahoo.com, janderson-hb@hotmail.com, "Anne Arnold" <annearnold@atmc.net>, "Atkins" <gayatkins@atmc.net>, billaycock@ec.rr.com, "Ben Baker" <benbaker2@atmc.net>, glbarz211@gmail.com, "Marlene Hahn" <paoti@hotmail.com>, holdenbeachpier@gmail.com, rb5712@twc.com, dblume@atmc.net, "Larry Blume" <larryblume1@gmail.com>, "Bobby Brown" <bbrown004@ec.rr.com>, fatdaddy2@msn.com, rtbryant12@hotmail.com, "jburge pugh" <jburge.pugh@gmail.com>, "Burriss" <dburriss001@ec.rr.com>, acarpkids@gmail.com, "Byrnside" <byrnside@atmc.net>, "Carol Byrnside" <carolb3@atmc.net>, "Caldwell Phillip" <ncseahog@earthlink.net>, "Sally Caldwell" <sallyreadsemail@earthlink.net>, "Champion" <champresort@atmc.net>, "Beverly Compton" <beverlycompton@atmc.net>, comptions69@atmc.net, lrcsteiner@outlook.com, bonniecox@brunswicklandrealty.com, gcbannerman@gmail.com, tcurtis001@ec.rr.com, "Louis Cutajar" <elsie@ec.rr.com>, gusdallas@comcast.net, jmmech@gmail.com, dewees@atmc.net, "Ronda Dixon" <rondapdixon@gmail.com>, mmd7519@twc.com, felmly@gmail.com, deborah@utilityresources.net, "Karen Fleischhauer" <karenathbnc@yahoo.com>, "Mark Fleischhauer" <markfleischhauer@yahoo.com>, silveradoes@aol.com, "Gaines Kathy Kathy" <kgainesappraiser@gmail.com>, "Bob Gaines" <bob@transoceancontainers.net>, "tingibble" <tingibble@gmail.com>, edwgjlg@holdenbeach-nc.net, dharrington003@ec.rr.com, helmsln@sover.net, holden3@ec.rr.com, bhunter@atmc.net, "Bob Hunter" <hunter@holdenbeach-nc.net>, jwivey@atmc.net, "Ivey" <larryivey@atmc.net>, annек202@yahoo.com, "Scott Keur" <scott.keur@brunswickcountync.gov>, realtorjohnkillian@gmail.com, "Kenneth Kyser" <kensueathb@twc.com>, "Lahren (mll4680@yahoo.com)" <mll4680@yahoo.com>, "Landis" <alandis@ec.rr.com>, blandis@ec.rr.com, "Langley (georgialangley@netscape.net)" <georgialangley@netscape.net>, langley56775@gmail.com, kandjlanning@atmc.net, rwaskey@ec.rr.com, "Jack Lohman" <clohman@ec.rr.com>, "Lowell" <blowell@atmc.net>, "Ralph Martin" <ralph.martin@martinmotorsports.com>, "Tony Marwitz" <cammkm@gmail.com>, "McEntire" <jemcentire@yahoo.com>, nmears@atmc.net, sydneemoore76@gmail.com, bamurray76@gmail.com, "Tom Myers" <tmmymyers@atmc.net>, mindy@mindyoverocker.com, "Rick Paarfus" <rpaarfus@ec.rr.com>, helenpate@bellsouth.net, "mpear2" <mpear2@atmc.net>, heyalice@atmc.net, mpompeii@rs.com, "Linda Rast" <rastaway1@gmail.com>, brinrockville@yahoo.com, "Ashley Royal" <aroyalbr1@gmail.com>, tsanfilippo54@yahoo.com, susancaseyscharling@gmail.com, "Schiavone" <mschiavone@atmc.net>, "Pat & Pete Schwaiger" <p.p.schwaiger@gmail.com>, "Brent Shaver" <holdenbeachbrent@gmail.com>, "Greg Shue" <gregshue@gmail.com>, "Skubic" <ronsku@earthlink.net>, nanasm3x@yahoo.com, dazeoff@atmc.net, starfishsteve@yahoo.com, rosnanistokes@yahoo.com, njsullivan@earthlink.net,

csweatt@atmc.net, lisi0855@gmail.com, jtansill@nc.rr.com, "dtruax sr" <dtruax.sr@mindspring.com>, "MTuttle" <molly@saltaireliving.com>, "ronald veenker" <ronald.veenker@wku.edu>, "s veenker" <s.veenker@aol.com>, ronveronese@hotmail.com, "Weigand" <richwe@aol.com>, jwestfall@bbandt.com, "Weston" <oldsmoke@hotmail.com>, "Tiffany Hobbs" <tiffanyhobbs@hobbsrealty.com>, mwright17@ec.rr.com, ayetman@mindspring.com, momyetman@hotmail.com, "Brian Murdock" <vcc@atmc.net>, "Rick Smith" <rsmith9431@gmail.com>, "geraldbrown365" <geraldbrown365@gmail.com>

Sent: Saturday, July 3, 2021 2:07:49 PM

Subject: Pier Property Purchase

Group:

Happy 4th of July.

Attached you will find a document prepared by Commissioner Kwiatowski and myself to help all interested parties better understand the issues that impact the Town's consideration of purchasing a portion of the pier property. It was prepared for discussion at the June 30, 2021 Special Meeting, with the hope it would be placed on the Town website. Unfortunately, there was no quorum present, so no action could be taken on the document. The Holden Beach Property Owners Association distributed a copy to its members, so many of you may already be familiar with the contents. I'm mailing this copy to you as residents, and therefore the most affected by any decision that the Board makes. I want to hear from you prior to the next scheduled Special Meeting of July 8, 2021. I want to know your position on the issue. Please send your comments and concerns to all Board members, so we can all benefit from your input and, if you want those comments to be part of the record, include Heather Finnell.

Yours,
Mike Sullivan

Heather Finnell

From: Jeff Hodges <rolledspine60@yahoo.com>
Sent: Thursday, July 8, 2021 9:39 AM
To: alan@alanholdenrealty.com; geraldbrownb365@gmail.com; BOCmurdock@gmail.com; sullivm4@gmail.com; patricia kwiatkowski; rsmith9431@gmail.com; Heather Finnell
Subject: Purchase of land and pier

Mr. Mayor, BOC members, et al; I write to you about the proposed purchase of the Holden Beach Pier and adjoining land. We have only lived here for 6 years but have been coming here for over 12 years prior. We find the Pier a great land mark and measure of distance. It affords views of the Island and beach you cannot get otherwise, and is a good fishing location! Our concerns are with the Town having to borrow money for the purchase, what else may become of the land if another buyer obtains the land and makes or wants to make drastic changes. Also very concerning should the Town decide to make this purchase, is the blatant conflict of interest involving the Mayor. His position as both buyer agent and seller agent, though not unusual, added to his being Mayor is the very definition of conflict of interest! If he cannot find it possible to recuse himself for monetary reasons, his windfall should be returned to the Town to aid in repaying proposed debt incurred for purchase. As for paying for the purchase, the idea of paid parking seems viable, and may keep a tax hike in abatement. The Town does not want to put itself in a position were future projects must be abandoned, delayed or cut back due to loan obligations for the purchase. We do need a good public access and vehicle access for the beach at this location. It would be tragic to lose this, as we avail ourselves of this frequently as an beach access ourselves. The many canal homes and one west on Ocean Blvd need this access also. Thank you for your time, Jeff and Mylene Hodges, 254 Brunswick Ave. West

Heather Finnell

From: Jenny Pollock <jpollock@capitalbusiness.net>
Sent: Wednesday, July 7, 2021 12:23 PM
To: Robbie Pollock; Heather Finnell
Subject: Re: Holden Beach Newsletter

Hi Heather,

I'm Jenny, Robbie's wife. First of all, I'd like to say that we are very disappointed that the meeting is not being postponed until severe weather has passed and all homeowners who wish to attend are able to drive. We live in Raleigh, NC and driving through a major storm to get to the beach would not be prudent on Thursday, so we will miss the meeting to make sure we are safe. Yes, we can send comments and thoughts like I'm doing now, but we won't be able to hear all the information that's delivered on Thursday and comment in real time to things that are said in the meeting. Again, this is very disappointing.

This issue surrounding the pier affects us in a major way, as our home is on Charlotte Street, directly down from the pier property. Our great wish is for the pier to remain as is. Turning it into something else, especially something that brings even more cars/people into the area would greatly impact us. It is already a burden on the homeowners around the pier, especially on busy weekends and holidays, as people already flock there to park, making the ability to find space on the beach virtually impossible.

Also, as property owners who have been here since the early 70's, we hope that as the town and interest in the beach grows, the town will work to protect the homeowners who have been there since the beginning, as we have. Our house was one of the first built on Charlotte street, along with 5 other homes there. Most of the lots on our side of Charlotte street were purchased by Banks Kerr back in the early 70's for members of his Bridge club and were owned by the same families for years. I think we are the only remaining family of the original 5, but we have had a long vested interest in and support for the beach and the town. We remember when the lots at the end of Charlotte Street had a putt-putt course our children enjoyed, and pier breakfasts and hot dogs were one of the things we looked forward to each visit. The pier has had a longstanding place in the hearts of Holden Beach residents, especially those of us there from the beginning, and every beach needs an active pier. We hope it is preserved and continues to be a place where families can make memories.

As far as creating more growth/public parking/etc, we hope that the town officials will continue to consider the homeowners in all decisions that are made. Growth is good, but not at the expense of the things that have always made Holden Beach so special. We do not want to see shoulder-shoulder crowds like some of the larger beaches, and the traffic is already terrible on holidays and weekends, so we hope growth/parking/etc is managed with wisdom and concern for current homeowners and for what has always made Holden Beach what it is.

Thanks,
Jenny Pollock
126 Charlotte Street

Jenny Pollock
Capital Business Solutions - capitalbusiness.net
2017 and 2018 Blackbaud Channel Partner of the Year
Nonprofit Accounting and Fundraising Software Solutions