

Heather Finnell

From: Marc Scharen <marc.d.scharen@gmail.com>
Sent: Tuesday, August 19, 2025 9:54 AM
To: Heather Finnell
Subject: Pier Project Comments

Hi Heather,

Please share with the commissioners, mayor's office and any other appropriate staff.

My wife and I have been homeowners on Holden Beach for about 10 1/2 years. While the pier is a nice amenity for the Island, we really need to understand the benefits over financial burden. The removal and new construction of the pier will net out over 20 years of \$ 11,586,345. The break-even on this investment will never happen, so the taxpayers of this community will have to pay for this pier forever? I don't have the prices of the old HB Pier, but when I look at Oak Island, the price of admission for a fisherman is \$ 10.00 for one pole and \$ 14.00 for two poles. Assume an equal mix of both - that calculates out to \$ 12.00 per person, at 365 days a year, you will need to have on average 132 people with 1-2 poles **every single day** for 20 years to cover present day costs. This doesn't include routine maintenance and inspections, cleaning and removal of trash, security, attendance salary, etc.... If I read it correctly, this doesn't include any other facilities like bathrooms, shops, restaurants that will just add more costs. On top of that, how many residents, home owners, family and friends that live or rent actually use the pier? Was there a usage study? In the 11 summers that we have owned here (and we spend 50% on the island) I don't know any homeowner or residents that fish from the pier. In fact, I strongly believe that a large percentage of the use of the pier are from residents of Brunswick county and why are the residents of HB paying for this if most of the use is from outside the community. It's not like our usage fees are going to bring money to offset these expenditures. Oak Island and Ocean Isle have fishing piers that residents of Brunswick County can use. The burden of building a new pier should not fall on the residents/homeowners of Holden Beach.

We need to admit we made a mistake purchasing the first pier, damage done. However, we should not continue to put good money.... tax payers money....into a project that brings little value to the residents and homeowners of Holden Beach. I would say having a pier is a nice to have, but at the price of it makes no financial sense to continue this project. As a business person would you invest your own money in a company that has a capital cost of \$11 million dollars that will never recoup the costs and will continue to cost money in annual operating expenses? Of course you would not. You were voted in to represent the homeowners and residents of Holden beach and you have a fiduciary responsibility to them and you need to VOTE NO on this Project. Let's stop throwing good money after a bad mistake on the initial buy.

Thank you for your support and Vote No on this Project.

Regards,
Marc Scharen
161 OBE

Heather Finnell

From: Karen porter <porter_karen@hotmail.com>
Sent: Tuesday, August 19, 2025 9:34 AM
To: Heather Finnell
Subject: bond referendum hearing

Heather, good morning.

I write to voice my opinion and request since I am unable to attend this evening's meeting.

Having attended the open hearing this past Saturday(August 16th) and learning a bit more about the procedure at hand, my request is that the referendum go to the ballot.

Please follow up, as promised, with the "wording " survey for the proposed referendum as it may appear on the ballot for the property owners to voice their opinion.

I request the town council continue to move forward.

thank you,

KarenPorter

100 Dunescape Drive

Heather Finnell

From: Wendy Scharen <wendyscharen6@gmail.com>
Sent: Tuesday, August 19, 2025 8:38 AM
To: Heather Finnell
Subject: HB Pier

Hi, I just wanted to put my thought in on this subject . I do not agree with the building and huge price tag of building a new pier .

Wendy Scharen

161 OBE

Sent from my iPhone

Heather Finnell

From: Peter Freer <pfreer4@gmail.com>
Sent: Tuesday, August 19, 2025 8:31 AM
To: Heather Finnell
Subject: Pier Referendum

Hi Heather,

I hope you are doing well. I want to ask some questions I have regarding the Pier Referendum. No need to respond to this note, but it would be nice for the town to publish more information before the referendum vote.

- Does the \$7.3M include the existing Pier property loan?
- Does the \$7.3M include a Pier building?
- Does the \$7.3M include operating costs?
- Does the \$7.3M include Pier maintenance (per year)?
- Will parking revenue pay for all of the costs for the Pier?
- Can you give examples of the tax increase (IE for \$500K and \$1M)?
- If the referendum fails, can the town still build the Pier?
- If the referendum passes, in the town required to build the Pier?

Thanks.

Regards,
Peter Freer
704-905-4429

Heather Finnell

From: Bob Brown <bobbrown440@gmail.com>
Sent: Tuesday, August 19, 2025 8:08 AM
To: Heather Finnell
Subject: Tonight's hearing

Heather: following herein is a written version of the letter that I read at Saturdays meeting and was about 30 seconds shy of finishing. Please include it in this evenings packet. Feel free to reach out with any questions. Thank you.

My key remaining points are as follows:

I believe that we could actually SAVE money by selling the property EVEN AT A LOSS than we would by tearing it down, improving it and increasing taxpayers liability than we would by building a new pier and being responsible for maintenance et al. Has there been any analysis of what selling at a loss would cost the town as compared to making this endless investment of our dollars? IF I'M NOT MISTAKEN, I BELIEVE THAT I READ THAT IT WILL ALSO BE UNINSURABLE. WOULD ANY COMMISSIONER CONSIDER PURCHASING A UNINSURABLE HOME AT HOLDEN BEACH?

I would encourage the Commissioners to:

- 1. reconsider what is, in my opinion, an ill founded plan to incur additional costs in what could ultimately become a bottomless pit of unnecessary, unwarranted, and in the eyes of many, unwanted expenses.**
- 2. Allow ALL property owners the opportunity to vote on this referendum and arrive at a decision reflective of the properties desires. I see this as a "like to have" issue, not a "must have issue". And even at that, not a "like to" by the majority I would think that the Town could send out a simple ballot utilizing the addresses that are utilized for water bills and our stickers. Each mailing address would be allowed one vote**

My name is Bob Brown and my wife Julie and I have owned our home on Ocean Blvd East for just over 8 years now. We spend about 4-6 months here every year and spent pretty much the entirety of COVID at Holden Beach. We love our Holden Beach community.

When the initial meetings regarding the Pier Acquisition occurred I followed the proceedings closely and attended some of the meetings when my schedule aligned. And as some of you know, I'm a pretty prolific letter writer. I had a variety of questions I asked both in writing as well as in person. Questions like:

- 1. Wherein lied the need to acquire the Pier property?**
- 2. What kind of due diligence was done prior to completing the acquisition?**

3. What was the PLAN for the usage of the property?
4. And, of course, THE COST? At one of the meetings one of the Commissioners touted what a great deal the town was getting on the property (while most of the other Commissioners nodded their heads in agreement). My question, both verbally and in writing over time has been "WHAT WAS THE NEXT BEST OFFER?". I never got an answer. I still wonder "what was the next best offer?". WAS THERE a next best offer? AND IT WAS SAID REPEATEDLY THAT THERE WOULDN'T BE ANY INCREASE IN TAXES FOR THE PROPERTY OWNERS AS A MEANS TO COVER ANY ACQUISITION COSTS (wordplay; maybe not for the acquisition, but a huge need for what lies ahead).

So, in going back to my questions:

1. I haven't heard why that acquisition was so important for the town. My observation is that the usage over our 8 years has never been too significant, but that the nostalgia factor significantly drove the decision. In my opinion, that doesn't constitute sound judgement. Particularly when the majority of property owners, when queried by the POA, indicated that they were not in favor of purchasing the property. Maybe voters, but not property owners.
2. DUE DILIGENCE? CLEARLY THERE WAS NOT NEARLY ENOUGH DUE DILIGENCE DONE. SO HERE WE ARE OWNERS OF SOMETHING THAT IS IN A STATE OF SIGNIFICANT DISREPAIR WHICH REQUIRES AN EVEN MORE SIGNIFICANT INVESTMENT OF PROPERTY OWNERS (NOT JUST VOTERS) DOLLARS TO MAKE WHAT I'D CONSIDER TO BE SLIGHTLY FLAVORED WATER OUT OF LEMONS.
3. WHAT IS THE END GAME?
4. The COST? Still lots of unanswered questions while now requiring MUCH more money.

So, some new questions:

1. IF we got such a good deal, then we should probably be able to sell it and break even. Has this been considered and, if so, what is the objection?
2. I ask again: WHAT IS THE NEED?
3. Other than a new pier, whats the plan? And MORE IMPORTANTLY, WHY?? Certainly it doesn't impact rentals. We've had an unusable pier for years and it hasn't precluded renters from coming to Holden Beach. There are "up years and down years" but they are more aligned with the economy than they are with Holden Beach having a pier.
4. And my last question: WHY ARE WE THROWING THE TAXPAYERS GOOD MONEY AFTER A BAD INVESTMENT? TAXPAYERS WHO WERE SIGNIFICANTLY OPPOSED TO THE INITIAL ACQUISITION.

I believe that we could actually SAVE money by selling the property EVEN AT A LOSS than we would by tearing it down, improving it and increasing taxpayers liability than we would by building a new pier and being responsible for maintenance et al. Has there been any analysis of what selling at a loss would cost the town as compared to making this endless investment of our dollars? IF I'M NOT MISTAKEN, I BELIEVE THAT I READ THAT IT WILL ALSO BE UNINSURABLE. WOULD ANY COMMISSIONER CONSIDER PURCHASING A UNINSURABLE HOME AT HOLDEN BEACH?

I would encourage the Commissioners to:

1. reconsider what is, in my opinion, an ill founded plan to incur additional costs in what could ultimately become a bottomless pit of unnecessary, unwarranted, and in the eyes of many, unwanted expenses.

2. **Allow ALL property owners the opportunity to vote on this referendum and arrive at a decision reflective of the properties desires. I see this as a “like to have” issue, not a “must have issue”. And even at that, not a “like to” by the majority I would think that the Town could send out a simple ballot utilizing the addresses that are utilized for water bills and our stickers. Each mailing address would be allowed one vote**

THANK YOU ALL FOR LISTENING.

Heather Finnell

From: Karen Dougherty <karenmdougherty@yahoo.com>
Sent: Monday, August 18, 2025 5:21 PM
To: Heather Finnell
Subject: Pier feedback

Hello Heather,

My name is Karen Dougherty and my husband and I have owned a home on Holden Beach for nine years. We are not full-time residents, so we're unable to vote locally. Thank you for giving us the opportunity to share feedback about the proposed pier plan and estimated expenses.

I do not support constructing a new pier. Here are the main reasons:

- I don't believe it would bring value that would even come close to justifying the enormous cost.
- When the pier was open, we never used it, nor did any of the other homeowners we know.
- Hurricanes are becoming more and more destructive as a result of warmer ocean temperatures; the risk of the loss of the roughly \$12 million investment is too high.

I appreciate your attention. One question: Am I understanding things correctly that if a referendum goes on the ballot in November all Brunswick County residents will vote on it, but only Holden Beach residents will pay the costs?

Kind regards,

Karen Dougherty
626 Ocean Blvd West

Heather Finnell

From: Patricia Martin <patriciamartin1418@yahoo.com>
Sent: Monday, August 18, 2025 4:23 PM
To: Heather Finnell
Subject: Pier Referendum

Sent from my iPad **August 18, 2025**

Holden Beach Town Council
110 Rothschild Street
Holden Beach, NC 28462

Dear Members of the Town Council,

I am writing to express my strong opposition to the bond referendum for rebuilding the pier at Holden Beach. While I understand the importance of maintaining and improving local infrastructure, I believe that this project will place an undue financial burden on the property owners of this community, particularly when considering the proposed increase in property taxes.

The current financial climate makes it increasingly difficult for families to meet their everyday needs. Many residents are already struggling with rising costs of living, and the addition of higher property taxes would further exacerbate this hardship. The proposed bond, which will be repaid through property taxes, does not take into account the strain it will place on long-time homeowners who may not have the means to absorb such an increase.

Additionally, there is little evidence to suggest that the rebuild of the pier would significantly benefit the broader community in a way that justifies the cost. While the pier may be a popular tourist attraction, it should be noted that tourism alone is not a sustainable solution for funding infrastructure projects that affect everyone in the area. The town needs to focus on initiatives that are more equitably funded and that address the immediate needs of residents.

Instead of committing to an expensive project that risks creating a long-term financial burden, I urge the council to explore alternative funding sources or delay this decision until a more thorough cost-benefit analysis can be conducted. Perhaps there are more cost-effective solutions that could serve the community's interests without placing such a strain on taxpayers.

I respectfully ask that you reconsider the bond referendum and look for ways to balance the needs of the town with the financial well-being of its residents.

Thank you for your time and consideration.

Patricia Martin

Heather Finnell

From: Patricia Martin <patriciamartin1418@yahoo.com>
Sent: Monday, August 18, 2025 4:23 PM
To: Heather Finnell
Subject: Pier Referendum

Sent from my iPad **August 18, 2025**

Holden Beach Town Council
110 Rothschild Street
Holden Beach, NC 28462

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I respectfully ask that you reconsider the bond referendum and look for ways to balance the needs of the town with the financial well-being of its residents.

Thank you for your time and consideration.

Patricia Martin

Heather Finnell

From: Barbara Cotter <babs11@earthlink.net>
Sent: Sunday, August 17, 2025 2:26 PM
To: Heather Finnell
Subject: Fw: Holden Beach Pier

Heather, this is Edward Cotter 769B, OBW writing to share my views as a Property Owner since 1996 re The HB Pier situation. Neither myself or any member of my family have visited the Pier

with any regular timing as Holden is a Family Beach with the uncrowded sand and surf being the Major Draw. I see no Value that the Pier offers to Year Round Residents and Out of Town Property Owners to issue of \$7,300,000 Bonds and Interest and it is wasteful spending. THIS Bond Issue will also cause increased Property Tax Increases which I can't see is justified.

My understanding is that the Year Round Residents are not in favor of Rebuilding the Pier and I can assure you the Cotter Family is against any funding for this Fools Folly. Also I would like to know if this Real Estate Deal leads to any commissions to our Mayor and real estate magnate Alan Holden. In closing I see no value the Pier gives to our Family Beach and you would have a resounding NO to the expending of any money to replace the Pier. I hope the Decision Makers will listen to the Year Round Residents and the Out of Town Property Owners.

Regards, Edward Cotter 769B OBW

Heather Finnell

From: C M <holdenbeachgirl@gmail.com>
Sent: Sunday, August 17, 2025 2:00 PM
To: Heather Finnell

Good afternoon,

I would like to comment on the proposal of increasing taxes for homeowners in the town of Holden Beach to pay for the pier project. I do not believe the taxpayers should be responsible for footing the bill. We did not ask for this pier and I rarely used or visited the pier when the pier was in operation. It is stated the rate would be around \$31.60 annually. I know how that works. Once the bond is approved the rate will suddenly increase year after year. It will start at \$31.60 and before you know will increase to \$1036.60. If the pier is built I'm sure homeowners will be charged to walk or fish on it. Just like paid parking. To park my golf cart I as a homeowner have to pay to park. However surrounding beaches give the homeowners a break for parking. The mainland including Shallotte and surrounding areas will be accessing this pier at our expense. This is not fair. Homeowners pay enough as it is.

- * insurance has increased
- * taxes have increased
- * electricity bill has increased
- * waste water increased

Now raising taxes even more for a pier that my family would never use. Although I am not a permanent resident its only fair I have a voice in this.

Its difficult to keep my home because of rising cost. My neighbor who is retired and has lived at Holden Beach for years is now considering selling his home due to rising cost. He just can't afford it.

Please consider not taxing homeowners. We have paid for enough.

Sincerely,

Carol

Heather Finnell

From: sarah casper <secasper24@gmail.com>
Sent: Friday, August 15, 2025 5:16 PM
To: Heather Finnell
Cc: sarah casper
Subject: pier bond

I am sending this email for the pier bond and hope that it is heard.

Who wants to go to a beach without a pier, especially if you love to fish.

My family and I vacationed at Holden Beach since I was a small child, i can remember staying at the pier campground and going to the pier while my Dad fished. Since then, many years later my parents purchased a home at Holden Beach because we all loved the beach(918 w Ocean Blvd). Holden Beach has become famous for all the families that have visited, and the fishing, but in the last couple of years many have not returned due to the fact of less activities for the family except for the putt-putts and no place to fish except surf. Families have started going to the other beaches, Ocean Isles, Southport, Etc. They have no paid parking for the beach(it is recreational).

Without a pier it takes away a lot of the fishing, some people do not like to surf fish.

I feel if you can use money to put in bike lanes that are never used, why not rebuild the pier with a nice restaurant for eating and a pavilion for family entertainment. I think this might help to bring the families back into Holden Beach and help build the community.

Thank you for listening.

Sarah Casper , 918 W Ocean Blvd, Caspers Hideaway

Heather Finnell

From: Florida Bamford <floridabamford1@gmail.com>
Sent: Monday, August 18, 2025 1:45 PM
To: Heather Finnell
Subject: Pier

Heather..I will be in Raleigh for a doctor appointment so I will be unable to be at the meeting. I am voting NO because after years of observation pier use is mostly seasonal..for tourist and empty most of winter.

The use of the pier is not substantial enough to justify the cost to the homeowners. In fact charging the homeowners to park at the pier off season..we who are paying taxes..it's like a slap in the face. It's all about money.

I would recommend free parking for homeowners at the pier during the winter as many of us like to go there to shell.

Thanks for your consideration,
Florida Bamford
123 Marshwalk

Heather Finnell

From: Edwin Shoaf <ehshoaf@yahoo.com>
Sent: Monday, August 18, 2025 1:26 PM
To: Heather Finnell
Subject: Bond referendum on the pier

Dear Heather, we have been property owners on Holden Beach since 1989, but are not residents so are unable to vote in a potential referendum. Nevertheless we appreciate the opportunity to express our opinion.

We favored the purchase of the pier property. The Town has a valuable asset in a mid-island public space that could be developed in a manner to benefit both visitors and residents.

On the other hand, we oppose the idea of reconstructing a pier once the current one is removed. The pier had limited use before it became unstable. A new pier would have more benefit in the imagination than in actual numbers of users, based on our observations from past years. Wooden piers are subject to repeated damage from severe weather, leading to limited use or expensive repairs.

We hope the town leaders will promote the pier property as a grand amenity without encumbering it with a newly constructed pier.

Thank you,
Edwin and Anne Shoaf
113 Schooner Drive
Holden Beach, NC.

Heather Finnell

From: Becky Greene <greenesrus@gmail.com>
Sent: Friday, August 15, 2025 12:54 PM
To: Heather Finnell
Subject: Pier Referendum

Hi Heather,

I have a couple of questions concerning the Pier Referendum I would like addressed at the Public Hearing on the Referendum.

1) Can the Parking Revenue pay for the Pier?

I have read many comments on different Facebook Pages from people who think the Paid Parking Revenue should cover the cost for a new Pier as well as the Purchase of the Pier Property.

2) Does the \$7.3 M include the maintenance costs over the 20 years of the loan?

3) If the Pier CANNOT be insured, and it is destroyed by a Hurricane would the town be responsible for paying the loan? (and have no pier)

4) If the Referendum fails, can the 5 Commissioners vote to build the Pier anyway?

5) Can you give an example of the tax increase per year on a \$500k property and over the 20 years of the loan?

Thank you,
Becky Greene
115 Sunshine Lane
Holden Beach, NC

Heather Finnell

From: Susan Gibble <suzgibble@gmail.com>
Sent: Friday, August 15, 2025 2:02 PM
To: Heather Finnell
Subject: Referendum

Holden Beach Commissioners and Mayor,

I do not support a referendum. I do not believe the town and it's taxpayers can afford the cost of rebuilding the pier just as we could not/cannot afford to own the pier. The purchase and plan to rebuild are not fiscally responsible. The residents and property owners Of Holden Beach have been placed in a very, very difficult and financially impossible position. Please listen to us this time.

Thank you for your time and attention.

Susan Gibble
344 Marker Fifty five Drive
910-540-7268

Heather Finnell

From: Tim Gible <timgible@gmail.com>
Sent: Friday, August 15, 2025 2:14 PM
To: Heather Finnell
Subject: Public hearing

I am opposed to putting more money into a pier that should not have been purchased. If due diligence had been done, it would have been obvious the structure was in no condition to be purchased. The town has no business being in the business of owning a pier! We do not need this money pit. Where was/is the business plan for this project?

I have been a full time resident on the beach for 39 years and was on the pier less than 6 times. We do not need a pier to be an attractive and busy beach.

Timothy Gible
344 Marker Fifty Five Dr.
Holden Beach

Heather Finnell

From: Butch Sheffield <butchsheffield49@gmail.com>
Sent: Sunday, August 17, 2025 7:05 PM
To: Heather Finnell
Subject: Pier

I have been a long term home owner at Holden since 1999. Since 2015 we have been at 188 Sailfish. I strongly oppose our tax money going for a pier that I probably have not set foot on . looking at additional \$ 500 year to all ready high tax that pushing the average homeowner whom does not rent out of Holden, It was a bad deal from the start and now rubbing salt in wound, I suggest we maximize parking at pier , take Pier down and we accommodate a lot more people and allowing more fishing in surf, went we lived off island we fished at pier , but since 1998 with our homes on island we have not set foot on pier

Butch Sheffield
188 sailfish

Heather Finnell

From: Rebecca Brown <rebecca@atmc.net>
Sent: Sunday, August 17, 2025 6:19 PM
To: Heather Finnell
Subject: The pier

I am a homeowner and voter and in favor of rebuilding the pier. Holden Beach is in need of this type of amenity that appeals to people that enjoy more sedentary passtimes than pickleball, tennis, bike riding, ocean swimming, and launching boats. It would also give surf fishermen an option away from swimmers.

Rebecca Brown
113 ClipperShip Dr

Jim Bauer
329 Ocean Blvd W
HB, NC 28462

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Dis a Pier

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About four years ago, a mostly different board did a reckless, ill-conceived and a most undemocratic thing by purchasing the pier against the majority of the town's wishes. We have been saddled with this collection of sticks which has created nothing but angst, bad feelings, the obviously inebriated social media rants that has taken up far too much of the town's time and treasure.

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And now we wish to start this entire process and the possible same conclusion in the future. As they say, "History doesn't repeat itself, but it does rhyme." The same wooden pier, at the same location, subjected to ever-increasing water levels and storms and we are told we shouldn't expect the same result. We are told that we are not doomed to repeat the same.

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This is nonsense.

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Lets speak of facts:

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Fact One: No one really misses the pier. It has been closed for years and not one person has said, "I'm not renting or I'm selling my house because the pier is closed." How do I know this? Because if there were one, and only one text, email or letter indicating this it would have been plastered over every one of the shrill social media sites and would have made the news. So no one really misses the pier.

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Fact Two: We are setting our future selves, our offspring and Holden Beach community for more of the same in the not-so-distant future. Do you think another major storm ISN'T on the way? Of course there is. Do you really think this pier is going to fare any better than the last one? Of course not. Will there be more arguing, fighting and Brouhahas about the pier? Of course there will be. For what?

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Fact Three: We are never, ever going to get any sort of return on investment of this multi-million dollar sum (and NO ONE knows what that sum is actually going to be) to build, insure, repair and maintain this pile of sticks once it is built. This, much like the purchase of a boat, is throwing money into a hole in the water.

Fact Four: We, the town homeowners, are the only ones who are going to be paying for this. No one off the island, no one who visits once a week every year, no one who visited Holden Beach once a decade ago and has "Warm Memories," should have a voice in the decision-making process. I applaud the Board that this is going to a referendum for the town and only the town to decide.

Fact Five: the last I heard, the cost to demolish the pier is approximately \$400,000. The last time I checked, this is substantially less than the proposed \$7,300,000 bond. If this bond issue is ratified and we go through with it, this is the amount for just the bond we will have to pay for. Plus a myriad of other costs. If the pier is just demolished, we can take care of that cost in house and not be saddled with this incredible sum.

So when this referendum is written and submitted to the tax-paying, residents and property owners of Holden Beach, it only makes sense to also offer a box that they can check that supports the demolition of the pier with no town financed construction in the future. This is the only, obvious, fiscally sound choice. We have no idea what the future will bring; what weather systems will ravage our coastline, what technological advances may be developed that will make structures more rugged and inexpensive and if there actually is a entrepreneur/developer out there that may want to shoulder the cost of a pier and that will see some of return on investment. Our current concept surely does not.

Lastly, the next time you are on the beach and get close to the pier, look at the pier for a moment. Then turn around and look at the beach with the pier at your back. Then ask yourself a question; "Isn't the beach without the pier beautiful as well?" Thank you.

Heather Finnell

From: M R <megredlin@gmail.com>
Sent: Friday, August 15, 2025 8:11 PM
To: Heather Finnell
Subject: Feedback for Commissioners

Hi Heather,

We are not able to attend upcoming meeting. Can you please provide our feedback to the mayor and commissioners?

My husband, Scott Redlin, and I are strongly opposed to floating the bond for pier: Resolution 25-07, Resolution Setting a Special Bond Referendum and Directing the Publication of Notice of a Special Bond Referendum and Notification of the Board of Elections.

We do not feel a pier is necessary and would like to see any required safety corrections, demolition or cleanup be funded through budget reductions in other departments.

Meg Redlin
129 Swordfish Dr

Heather Finnell

From: Johnna and Tom Cook <maplevale51@yahoo.com>
Sent: Monday, August 18, 2025 11:28 AM
To: Heather Finnell
Subject: Pier referendum questions

Good day,

Please include these questions in the upcoming meeting.

Regards,
Johnna M. Cook

1. What is the effective cost of the new pier- to include all fees and loan interest?
2. What are the complete costs included in the \$7.3 million? All buildings, fees, interest please.
3. Why does parking revenue not go to pay the pier?
4. What is the amount the pier can be insured for and if not replacement cost how is it replaced in the event of destruction? If it is destroyed will HB still have the long term debt from the loan?
5. What is the cost of a tax increase over a 20 years for the loan of a pier based on a \$500k home?
6. If the referendum passes is the town required to build the pier and conversely if it fails can the town still decide to build the pier?

Sent from my iPad

Heather Finnell

From: Wendy Wright <wendygso@aol.com>
Sent: Monday, August 18, 2025 12:02 PM
To: Heather Finnell
Subject: Bond Referendum

Wendy Henderson Wright
314 Willoughby Blvd
Greensboro, NC 27408

August 18, 2025

Board of Commissioners
Town of Holden Beach
110 Rothschild Street
Holden Beach, NC 28462

Dear Commissioners,

I am writing as a concerned daughter of a homeowner and taxpayer, who will eventually inherit property at Holden Beach, to formally oppose the proposed \$7.3 million general obligation bond referendum scheduled for **November 4, 2025**, which would be used to demolish and rebuild the town pier. I urge the Board to reconsider this approach for the following reasons:

1. Unacceptable Tax Impact

The town's finance officer estimates that this bond would require an increase in property taxes of **\$0.0316 per \$100 of assessed value** to cover principal and interest on the bonds [Holden BeachWWAYTV3](#). For the average home—valued at approximately **\$1,034,831**—that translates to an annual tax increase of **\$327.01**, or roughly **\$6,540** over 20 years [Lou's Views](#). This is a significant burden on residents and seasonal homeowners alike.

2. Insufficient Justification for Cost

While HDR recommends replacement due to structural concerns, the \$7.3 million "not-to-exceed" figure includes a 25% contingency [Holden BeachLou's Views](#). Yet, there has been little discussion of alternatives such as phased repairs, partial reconstruction, or donor/federal support that might preserve functionality while reducing taxpayer burden.

3. Potential Alternatives to Minimize Tax Increases

- Explore **phased or partial repairs**, which may safely extend pier life at significantly lower cost.

- Seek **state or federal grants** or private partnerships to offset construction costs.
 - Consider a **special assessment** targeting pier users or beneficiaries (e.g., permit fees), rather than broad-based taxation.
 - Engage in broader **public-private collaboration**, such as offering concessions or rentals to help fund upkeep without overtaxing residents.
-

4. Equity, Transparency, and Fiscal Prudence

- **Non-resident property owners** may not be able to vote in the referendum, yet they benefit from—and would help fund—the pier, raising equity concerns [Lou's Views](#).
 - **Maintenance costs** continue beyond construction; \$314,024 is already projected for FY 25–26 just to maintain the pier property and service existing debt [livinginbrunswickcounty.com](#).
 - Residents deserve **full transparency** on long-term lifecycle costs, potential storm damage liabilities (not insurable), and all feasible funding options [Lou's Views](#).
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5. Request for Action

In light of these concerns, I respectfully request that the Board of Commissioners:

1. **Delay or withdraw the bond referendum**, at least until all alternative scenarios and funding sources have been thoroughly assessed.
 2. Conduct or release an independent **lifecycle cost analysis** comparing repair vs. rebuild over the next 20–30 years.
 3. Proactively seek **grants or outside funding**, including federal or state coastal infrastructure programs.
 4. Consider a **tiered funding strategy**, perhaps combining modest assessments, user fees, and targeted bonds—rather than relying solely on broad-based property taxation.
-

Thank you for your thoughtful consideration of this letter. I believe the Town can meet the community's needs while ensuring fiscal responsibility and fairness.

Sincerely,

Wendy Wright
336.209.2444

Heather Finnell

From: zoe cagle <zcagle@hotmail.com>
Sent: Monday, August 18, 2025 12:34 PM
To: Heather Finnell
Subject: Pier

Zoe and David Cagle
Pat Henderson
115 Highland Rd
Southern Pines, NC
zcagle@hotmail.com
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423.863.2167
910.315.3642
August 18, 2025

Holden Beach Town Council
110 Rothschild Street
Holden Beach, NC 28462

Dear Members of the Town Council,

I am writing to express my strong opposition to the bond referendum for rebuilding the pier at Holden Beach. While I understand the importance of maintaining and improving local infrastructure, I believe that this project will place an undue financial burden on the property owners of this community, particularly when considering the proposed increase in property taxes.

The current financial climate makes it increasingly difficult for families to meet their everyday needs. Many residents are already struggling with rising costs of living, and the addition of higher property taxes would further exacerbate this hardship. The proposed bond, which will be repaid through property taxes, does not take into account the strain it will place on long-time homeowners who may not have the means to absorb such an increase.

Additionally, there is little evidence to suggest that the rebuild of the pier would significantly benefit the broader community in a way that justifies the cost. While the pier may be a popular tourist attraction, it should be noted that tourism alone is not a sustainable solution for funding infrastructure projects that affect everyone in the area. Additionally, families will not be able to afford rentals at Holden Beach if these higher taxes must be passed down to renters. This extraordinary economic climate makes it difficult for families to plan and afford rental vacations at Holden Beach. It is also difficult for families to own and maintain rental properties. If there are no renters, there are no tourists and the pier will be unused and generate no income for the town. The town needs to focus on initiatives that are more equitably funded and that address the immediate needs of residents.

Instead of committing to an expensive project that risks creating a long-term financial burden, I urge the council to explore alternative funding sources or delay this decision until a more thorough cost-

benefit analysis can be conducted. Perhaps there are more cost-effective solutions that could serve the community's interests without placing such a strain on taxpayers.

I respectfully ask that you reconsider the bond referendum and look for ways to balance the needs of the town with the financial well-being of its residents.

Thank you for your time and consideration.

Zoe and David Cagle
423-863-2167
Pat Hendersn
910-315-3642
Sent from my iPhone