

Heather Finnell

From: Jo Lynn Fahey <noneyjo@aol.com>
Sent: Wednesday, August 13, 2025 1:55 PM
To: Heather Finnell
Subject: Re-building of the Pier

Hello,

My name is Jo Lynn Fahey, my husband and I have owned and rented our beach front home on Holden Beach for 7 yrs now. One of the sights that drew us to HB was the presence of the fishing pier. My kids walked it when we first bought our home there, and visited it each year after until it was closed. They bring their kids to HB every yr or two, and they all (4) miss the pier and the ability to share the fascination of the long pier walk with their little ones.

If we have a vote as home owners, we vote whole heartedly to rebuild the pier. Even the proposed increase in taxes is worth it to have such an iconic pier to walk on our beloved Holden Beach. I pray that Holden Beach remains uncommercialized for its eternity. We love the quiet "family" solitude.

Thank you for reading our comments on this matter.

Sincerely

Matt and Jo Lynn Fahey; and family
1011 OBW "Holden A Dream"

[Sent from the all new AOL app for iOS](#)

Heather Finnell

From: Chad Wilson <chadsjunkstuff@gmail.com>
Sent: Thursday, July 31, 2025 11:01 AM
To: Heather Finnell
Subject: Pier Public Improvement Bonds affecting property taxes

Only comment is with my property tax assistance, any fees in using the pier or that parking should be waived for us.

Why do us homeowners have to pay twice for items on the island?

Please have that as a topic for conversation.

Thank you,
-Chad Wilson
843-427-0000

Heather Finnell

From: Sharon Butler <sharonbutler31@yahoo.com>
Sent: Thursday, August 14, 2025 8:02 AM
To: Heather Finnell
Subject: Pier

I have a few questions about the pier project.

Is money still owned for when the pier was purchased?

Are you planning to put bathrooms and a building on the pier property. If yes are these buildings covered in the cost of the pier purchase?

Everyone pays to park. Can that parking revenue pay for the pier?

What about insurance? What would be the cost to insure the pier?

7.3 million is a lot of money with no guarantee that that amount would be the final cost? Can the town guarantee that pier cost will not go over budget?

Thank you .

Sent from Yahoo Mail for iPad

Heather Finnell

From: Caren Bills Steele <carenbills56@gmail.com>
Sent: Friday, August 15, 2025 10:54 AM
To: Heather Finnell
Subject: Holden Beach NC Pier Bond Referendum 2025

TO: Holden Beach Town Hall
Date: Friday, August 15, 2025
RE: HB Pier demolition and bond referendum

ATTN: Holden Beach Town Clerk and Commissioners

As a property owner in Holden Beach since 1998, it is with deep concern that I write this letter to all of you about the pier and the swirl of controversy surrounding it! I was present at the meetings and was **opposed** to the town buying the pier to begin with as there no plan and very little thought of the impact nor the structural needs that it would require that would burden all of the residents of this town. And now here we are with the proposal to tear it down and rebuild it at a great expense to all that live here and for a very long time.

I feel that often on very big and important matters the town is not reaching out to ALL of the property owners either by email and/or mailings for those that aren't set up with email from the city to make sure that all homeowners have the facts and the opportunity to voice an opinion on what will impact them for years to come. I truly hope that you all will consider what we are saying!

With that said I am **strong opposed to moving forward with this project!!!**

Regards,

Caren Bills Steele
206 Brunswick Avenue West

Heather Finnell

From: Ryan Cleary <rhcleary@hotmail.com>
Sent: Friday, August 15, 2025 10:34 AM
To: Heather Finnell
Subject: No to the Pier

Heather,

As a home owner on Holden Beach, I am writing to express my deep opposition to the pier bond referendum.

The pier is a nice, but completely unnecessary, component of Holden Beach. It has sat idle, unused, and at risk for several years, and must be dismantled- appropriately- before someone gets hurt. However, rebuilding the pier, at a cost to Holden Beach homeowners only, of 7+ million dollars, is absurd and irresponsible.

A fishing pier, that does not serve the homeowners of the town, at a cost of THOUSANDS, per house, must not be considered moving forward.

Please reach out if you would like to discuss further.

Best Regards,
Ryan Cleary
232 Lois Avenue

August 14, 2025

TO: heather@hbtownhall.com

FR: Frank Chitty, 296 Brunswick Ave., West, Holden Beach NC

RE: Opposition Toward Placement of \$7.3M Bond Referendum on November Ballot

This written comment is in *opposition* toward placement on the November ballot a bond referendum of \$7.3M. Proceeds from which would finance replacement of the existing pier.

Recurring operating income and expenses associated with a new pier are missing from the board's overall discussions. No updated detailed cashflow pro forma of specific annual operational income and expenses that would be incurred from a new pier. Previous information from earlier presentations was general and based on broad assumptions. Current replacement costs associated with payments toward \$7.3 loan principal plus interest has been the primary focus. The only financial information being shared in the notice of public hearing. Is it correct to assume an annual operating financial deficit would be responsibility of the Town of Holden Beach layered on top of bond principal and interest obligation?

Lacking from board discussions is a strategic focus justifying the need for a new pier. The issues are as much a sound business decision as an aesthetic need for the community and visitors to Holden Beach. The bottom line, what will be the value added coming from this \$7.3M expense plus annual operating costs?

Uninsurable asset. As been clearly disclosed in board minutes, insuring a new pier structure is not available. No rational reason for the town to invest \$7.3M in an asset that carries a high risk from a potential storm. Probability over the course of 30 years, a new pier will sustain some degree of damage with potential for total destruction. Documented history of the existing pier notes structural damage from at least two prior storms.

Alternative to my *opposition* toward a bond referendum, sell the existing pier property to a private investor group who in turn would have the financial backing and vision for such a business venture to succeed. The town and property owners would share no risk. A litmus test if you will of whether a high stakes investment of this magnitude is legitimate.

Respectfully submitted,

Frank Chitty

Email: fchitty@yahoo.com

Tele: (336) 830-9192

Heather Finnell

From: Bill Murray <wjm320@gmail.com>
Sent: Friday, August 15, 2025 8:41 AM
To: Heather Finnell
Subject: Comments for Public Hearing

As property owners on Holden Beach, we would like to go on record as being opposed to this bond referendum as we believe it to be an unwise investment for our town and had potential financial risk from environmental events that our taxpayers and property owners of Holden Beach cannot afford to subsidize.

Since a majority of property owners cannot vote because we are not residents, I would suggest that the Board of Commissioners include the voice of all property owners and call for a formal vote of all property owners as to whether to put this on the November ballot. The town commissioners owe it to both residents and property owners alike to make wise financial decisions that do not saddle all of us with excessive tax burden and unmanageable risk for the future. Thank you for your consideration of our input.

Bill and Anne Murray
242 Brunswick Ave N Unit #B
910-632-4522

Heather Finnell

From: John Salyer <w3ma@comcast.net>
Sent: Wednesday, August 13, 2025 4:46 PM
To: Heather Finnell
Subject: Bond Issue

We vote NO for any more monies to be spent on the pier!

The Town has no business putting a nickel into something like this.

It'll be a continuous maintenance draw on Town funds

There are existing fishing piers people can use

The Town has too many places it needs to spend money

Sewer

Rebuild stage pavilion

Storm water management

Police Department

Just one more thing. We've been coming to Holden Beach since the 50's! And have only been on that pier less than five (5) times. It's absolutely of NO interest to us.

John & Marilyn Salyer
151 Brunswick W

Heather Finnell

From: Greg Russell <gregruss@msn.com>
Sent: Thursday, August 14, 2025 1:42 PM
To: Heather Finnell
Cc: Kim Russell
Subject: Opposition to Proposed \$7.3 Million Pier Bond—Please Vote “No” and Decline to Advance the Bond Order

To the Honorable Mayor and Board of Commissioners of the Town of Holden Beach,

My wife and I are writing to express our deep frustration, disappointment, and unequivocal opposition to the proposed \$7,300,000 general obligation bond to demolish the existing pier and construct a new one. We urge you to decline approval of the bond order after the August 19 public hearing and not ask Brunswick County to place this referendum on the November 4, 2025 ballot.

We love Holden Beach and take pride in paying our fair share to keep the town safe and well-run. But this project—and the way it shifts risk and costs onto property-owning taxpayers—goes too far in the wrong direction, especially now.

Why this bond is the wrong choice

1) Unacceptable economic burden on homeowners

- By the Town’s own framing, the total debt service could reach **\$11,586,345** (\$7.3M principal + \$4,286,345 interest).
- The Town also estimates an **additional property tax burden of \$31.60 per \$100,000 in value per year** for the life of the debt. That adds up quickly for families and retirees already strained by the highest inflation in four decades, rising insurance premiums, and escalating maintenance costs on coastal homes.
- This is not a “nice-to-have” year. It is a year for fiscal restraint. Piling on new, discretionary debt for a marquee amenity is tone-deaf to current economic reality.

2) Safety, liability, and long-term maintenance risks

- Oceanfront structures are inherently exposed to storms, surge, and accelerated corrosion. A new pier does not eliminate those risks—it magnifies the Town’s **long-tail liability and lifecycle costs** for inspections, repairs, decking and piling replacement, lighting/electrical safety, and ADA compliance upgrades.
- Every future storm season becomes a potential emergency appropriation or insurance dispute, with taxpayers on the hook. Bonding the initial build is the easy part; **funding decades of upkeep, risk management, and post-storm rehabilitation is the expensive, recurring part.**
- If the Town assumes ownership and operation, who carries the liability when injuries, structural failures, or storm debris issues arise? What are the insured and self-insured retentions? Residents

deserve detailed answers and a binding maintenance and risk-management plan before a single dollar of debt is issued.

3) Misaligned priorities and lack of demonstrated community demand

- Among the neighbors and taxpayers we speak with, there is **no groundswell** for a brand-new municipal pier at this staggering price—especially when basic services, beach safety, dune protection, drainage, and infrastructure resiliency could use every available dollar.
- The pattern of sustained spending already has residents concerned about the Town’s appetite for debt and the habit of passing costs straight through to property owners.

Our request

Please **do not approve** the bond order after the August 19 hearing. Do not move this referendum forward. A project of this magnitude—with its multi-million-dollar debt load, long-term liabilities, and inflation-era tax impacts—does not reflect prudent fiscal management or the needs of Holden Beach homeowners.

We stand ready to support responsible, needs-first investments that protect people, property, and the long-term resilience of our island. This bond is not that.

Respectfully,

Greg Russell
392 Ocean Blvd West
Holden Beach, NC 28462

[]

Heather Finnell

From: Joseph Patton <pattonjm87@gmail.com>
Sent: Thursday, August 14, 2025 10:42 AM
To: Heather Finnell
Cc: Elizabeth Patton; Biggerstaff
Subject: Bond referendum New fishing pier

Heather,

I would like it on record that we are greatly opposed to this bond referendum for the new fishing pier. This will cost taxpayers at Holden Beach a lot of money and these estimates will for sure greatly increase due to maintenance and if any storms come through. I think it would be financially irresponsible for the town to take this on.

If the town wants a pier then it should be allowed for a privately held investor to take ownership. They can be repaid with fees to use the pier, this should not be on tax payers who most will not even use it. I also think all property owners should have a vote on this. If you pay taxes and this will affect your payments you should get a vote. This goes against the constitution of the United States if ALL tax paying property owners do not get a vote and I'm afraid the town may see some legal issues from others if they do not allow this.

Thanks for your attention on this matter and for all you do for the Town of Holden Beach.

Thanks,
Joseph Patton
238 Brunswick Ave W Unit B
Holden Beach NC

Heather Finnell

From: silveradoes@aol.com
Sent: Thursday, August 14, 2025 8:37 AM
To: Heather Finnell
Subject: upcoming town meeting

Dear Heather,

I'd like to address the issue of the Pier.

It is my belief that the town government decided on buying the Pier & related property against the majority of the home owners wishes. I attended those meetings about the pier and people were mostly against the purchase. However, town government found a way to push the purchase through. Now we are stuck with a condemned pier and the additional cost of removing the pier and possibly 20 years of increased property taxes attached to building a new one that cannot be insured against the potential destruction from the weather. We are in the hurricane zone. This is unacceptable to me. We do not NEED a pier on HB. We do need street drainage so residents and visitors can get on & off the island. We do need sewage and water and beach renourishment. We do not NEED a pier.

As a resident here, I think the issue of weather to build another pier and pass the cost onto the residents needs to go on a referendum vote for the November elections. Lets begin to have a democratic process at Holden Beach.

Rosemary Fournier
1339 Ocean Blvd W

Heather Finnell

From: Carol Wilson <car_wil@bellsouth.net>
Sent: Thursday, August 14, 2025 6:45 AM
To: Heather Finnell
Subject: Bond referendum for pier construction

My husband and I have been property owners with Holden Beach for 4 years and love this island and its community. However, our decision to purchase our home here did not include paying additional taxes for a fishing pier that we will never use. We do not rent but live here seasonally and our family does not have an interest in building a pier. I would suggest that there are many other ways to improve our great island besides sinking this much money into a project that will be an ongoing expense & liability for our taxpayers. My suggestion would be to charge the folks that come here to fish, whether a local from the county or a visitor who comes annually with their families. I believe it is not practical to force us to pay for this expense especially when we can't have an official vote in the say/decision. Those who utilize the benefits should be the ones to pay for the privilege.

I understand the history as I grew up going to a fishing pier in SC as a child; however, we had to pay to fish and that is how the pier was funded.

Thank you, and I hope the board will consider our concerns as many others that have this similar opinion before they vote yes. We appreciate your consideration of this concern.

Sincerely,
The Wilson's

Sent from my iPhone

Heather Finnell

From: Pete Venuto <pjvenuto@gmail.com>
Sent: Wednesday, August 13, 2025 9:21 PM
To: Heather Finnell
Cc: Lynn Venuto
Subject: Pier Referendum

We have owned 133 Tarpon Drive for over 22 years but unfortunately, as a non-resident, we are unable to vote in any referendum. The fact that it is a vote that could increase our taxes brings up the issue that we are being taxed without representation. I'm sure other non-resident homeowners feel the same way.

I do appreciate the Board holding public hearings and allowing us to voice our "vote" via email. At least that is something voice.

We strongly oppose any additional property tax to build a new pier.

There are many reasons for our position:

1. We don't need a pier. People come to Holden Beach for the ambiance and the beach.
2. If the people who don't pay taxes in Holden Beach want a pier, then find a way for the users to pay for it or turn it over to a private party to run as a business. Almost all the other Piers in NC are privately owned, with exception of Oak Island I believe. Same in South Carolina.
3. I understand we cannot get insurance. Why would any entity or person spend that kind of money without insurance?

4. Our priority should be maintenance of the beach. (See number one above.)

I restate our position - no increased taxes to build a pier.

Thank you for your consideration on this matter.

Sincerely,

Pete and Lynn Venuto
133 Tarpon Drive

Mailing address
23 Charleston Oak Lane
Greenville, SC 29615
943-457-1743

Heather Finnell

From: annkshaw01@aol.com
Sent: Wednesday, August 13, 2025 7:01 PM
To: Heather Finnell
Subject: Holden Beach Pier

The HB pier needs to come back. My father has owned a house there since the early 60's, and the most missed landmark is the pier. It was always a busy place with people of all ages fishing there. I saw many a child above and beyond excited as he/she pulled in his/hers very first fish, the light in their eyes is unforgettable.

The pier will bring back the fisherman, that we have lost to Oak Island (2 Piers) and Ocean Isle since the pier has been closed. More tourists will come as they once did, to fish in the Holden Beach waters, and when the summer season is gone, the fish are still running in October and November. People will need a place to stay during those months. Those that don't fish used to enjoy a walk down the pier, just to see the beautiful sunsets, or just to walk out above the waves of the Atlantic Ocean.

I have known Alan Holden for more years than I care to count. He has been not only an excellent mayor, but someone who loves that island and the people that visit and live there. He has always wanted the best for Holden Beach, and he along with many people would love to see the structure that stretches out from the sand to the ocean. I am one of those that would like to see the pier rebuilt, and willing to pay my share in this cost.

I hope the commissioners will agree to approve this vote in November, so that we and future generations will have the opportunity to enjoy what we once enjoyed, the Holden Beach Pier.

Thank you,
Ann K. Shaw
103 Ocean Blvd. West
336-292-5805

(Greensboro,N.C.)

Heather Finnell

From: Vicki Lassiter <vmlass@bellsouth.net>
Sent: Wednesday, August 13, 2025 6:22 PM
To: Heather Finnell
Subject: Vote on Pier

Heather,

Neither my husband or I are in favor of the demolition of the current pier and building a new pier at a significant cost of Holden Beach property owners. I'm having difficulty understanding how some folks are in favor of building the pier, knowing that it can't be insured.

We believe it is a very, very bad investment for the town to consider.

Thanks,

Vicki Lassiter

Heather Finnell

From: Stephen Karbelk <karbelk@me.com>
Sent: Wednesday, August 13, 2025 6:07 PM
To: Heather Finnell
Cc: Christina Sanborn
Subject: Fwd: Holden Beach Newsletter

Heather,

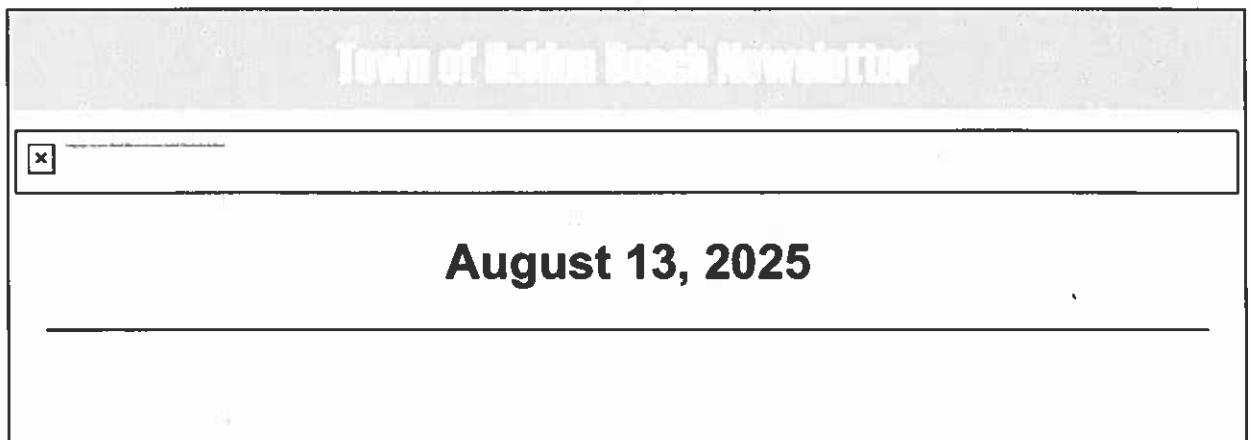
My wife and I live at 865 Heron Landing Wynd, Holden Beach, NC. My only question is:

Will the net profits from the operation of the pier be applied to the bond as well? What happens with the net profits?

Stephen Karbelk
571-481-1037
karbelk@me.com

Begin forwarded message:

From: Town of Holden Beach <heather-hbtownhall.com@shared1.ccsend.com>
Subject: Holden Beach Newsletter
Date: August 13, 2025 at 12:33:45 PM EDT
To: karbelk@me.com
Reply-To: heather@hbtownhall.com



Heather Finnell

From: troy william <twwoodard3@gmail.com>
Sent: Wednesday, August 13, 2025 1:50 PM
To: Heather Finnell
Cc: Barbara Woodard
Subject: proposed new pier

I am the property owner at 118 By the Sea, but I am not a legal resident of Holden Beach. We have followed the town meetings and the extensive research that has been devoted to considering different options for the pier. Thank you to the board of commissioners for allowing all parties to voice their concerns and opinions. I appreciate the professional, deliberate and thoughtful manner the board has gone about to represent our community for this very important issue.

I would think that most parties that would include both residents and property owners, would agree that a new pier would be an improvement to our community. It appears that the debt would primarily be paid for through an increase in property taxes. It does not appear that the revenue generated from parking fees would substantially generate sufficient funding to help service the debt.

Another concern that I would have is that the pier apparently may not be insurable for property damage from a storm, etc. If that is the case would the town need to require some time of contingency fund to cover any major damage ? If so, how would that be budgeted or

funded ? Would the debt and debt service impact the town's bond rating in the future and any future bond or funding requests ?

I think the bond approval is a big ask and request for the Holden Beach residents and non resident property owners to fund. I feel an alternative would be to build some type of community center at a lower cost for people in the surrounding community to enjoy the beach area on a daily basis.

For the reasons stated above, my wife and I recommend the denial of the town board to place the bond on the November ballot.

Thank you for your consideration,

Troy & Barbara Woodard
118 By the Sea

Heather Finnell

From: Phil Read <phillip@mac.com>
Sent: Wednesday, August 13, 2025 12:47 PM
To: Heather Finnell
Subject: Re: Holden Beach Newsletter

Hello Heather - I would like to propose via written comment the above project be completed in two phases:

Phase 1) remove the existing pier.
Phase 2) construction of new pier.

Propose two phases to be separate bond issues.

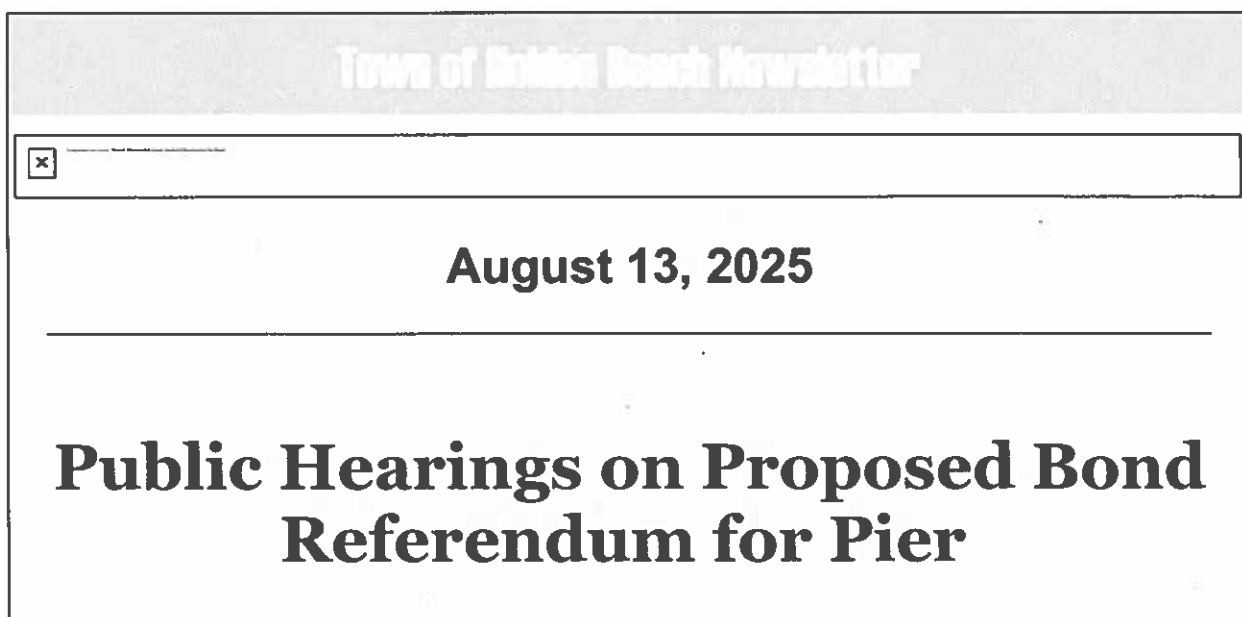
This will give the town required time and design planning for new pier and amenities keeping with the character Holden Beach.

Kind regards -

=====

Phil Read
614.589.3142
phillip@mac.com

On Aug 13, 2025, at 12:33 PM, Town of Holden Beach <heather-hbtownhall.com@shared1.ccsend.com> wrote:



Heather Finnell

From: Joseph <psmith2030@yahoo.com>
Sent: Wednesday, August 13, 2025 12:57 PM
To: Heather Finnell
Subject: Bond referendum

To Board of commissioners
Holden Beach NC

I would like to go on record as being opposed to this bond referendum as I feel it is a terrible investment for our town that has very little payback that our small town cannot afford to subsidize.

Since a majority of property owners cannot vote because they are not residents I would suggest that the BOC calls for a formal vote of all property owners to vote on whether to put this on the November ballot. This should be easy enough since the town has already the address of each property for tax purposes. If the BOC is truly responsible and committed to its constituents I'm sure they would want to get this right. It could even be an absentee type vote just to make sure every property owner has a voice.

Thanks again for your hard work and attention to this matter. I'm sure it's not an easy task.

Again I am NOT in favor of \$7.3 million dollar debt with a bond to pay for a new fishing pier that very few people will use and I'm not naive enough to think that this would be the end of expenses.

Joseph P Smith
239 Brunswick Avenue west
Sent from my iPhone

Heather Finnell

From: Frank Stritter <frankstritter@gmail.com>
Sent: Wednesday, August 13, 2025 1:03 PM
To: Heather Finnell
Subject: Referendum

Heather,,

I am a resident of Holden Beach and I oppose the referendum for the pier funding. I don't believe that the pier should be refunded from public funds. I am in favor of rebuilding the pier, but believe that it should be funded from private funds.

Thank you,

Frank Stritter
Brothers Properties, LLC
167 Ocean Blvd West

Heather Finnell

From: Margie Case <plinymtc@gmail.com>
Sent: Wednesday, August 13, 2025 1:05 PM
To: Heather Finnell
Subject: Bond referendum

Dear Holden Beach Board of Commissioners:

My husband and I have owned a home at Holden Beach since 1994. We can't vote there because our primary residence is in Raleigh. Nonetheless, you are now proposing a bond order to use our taxes as the guarantee to pay for the pier project, despite your initial assurances to the contrary when you embarked on this course.

The Commissioners originally told the public that no tax dollars would be used for this project because you were going to pay for it with paid parking. You assured the voters that you wouldn't have to borrow money to pay for the pier, and we wouldn't have to pay higher taxes for it. The net revenue of paid parking seems to be an elusive number in your public reports, but it clearly won't touch the cost of a new pier. You had no proof or established pattern of collected revenues from paid parking when you cited it as the way to pay for a pier, and you didn't present any evidence of net gain from it at all.

The dilapidated mess of a pier needs to be torn down to cut our losses. If you had listened to the property-owning taxpayers of the island in the first place, the idea of a new pier would never have been mentioned. You carefully selected those who supported it and conducted transparent campaigns that solicited only the opinions you wanted to hear. In fact, no responsible individual, much less a governmental body, would buy property without inspecting it; but the Commissioners never hired an engineering firm to assess the condition of the pier before purchasing it. You talked about fixing it.

It is adding more of a record of fiscal irresponsibility to proceed with any aspect of this project. How do you propose to insure it if you do? Have you told the taxpayers that a structure that can't be fully insured will still have to be paid for if a storm washes it away? How much money can you possibly make from the pier? Have you estimated it at all?

The most-used town public recreational facility on the island appears to be the tennis/pickleball/and basketball courts, plus the concert venue, all near the bridge. The people who use these nice, free, public venues won't be considering going to the pier as an option.

I strongly urge you to vote NO to creating a bond order, NO to paying anything toward the pier except demolition costs, and NO to paying for bond counsel and financial advisor.

Margie Case

Heather Finnell

From: Tina Page <tinapage0319@gmail.com>
Sent: Wednesday, August 13, 2025 1:09 PM
To: Heather Finnell
Cc: Doug Page
Subject: Public Hearings on Proposed Bond Referendum for Pier-questions

Hi Heather,

Unfortunately, I will be out of town for the hearings. I do have some questions I'd like some answers to, if possible:

- 1) Does the \$7.3M include a pier building of any kind?
- 2) Is this loan tied to or include the existing pier property loan?
- 2) Does the \$7.3M include maintenance and operating costs such as lights, water, possible staffing, and general maintenance/repairs? And if not, what are the projected costs associated with this, and how are we to pay for that?
- 3) We were told at one time that the newly instituted paid parking would pay/offset the pier replacement and/or repair. What happened with those funds, and how are they now being used, if not for the pier?
- 4) I understand the wooden pier is not insurable. If it is destroyed at any time before the loan is paid, are we still held liable for the loan, and would we then require additional funds to remove the debris from the destroyed pier?
- 5) I understand the tax increase to be \$31.60/\$100,000 property tax value (per 8/4 town email). On a \$500,000 tax valued property, it would be \$158/year and \$316 a year for a 1M valued property. Is this correct, and would there ever be an additional increase during the 20-year repayment of this loan (foreseeable additional water tower, storm water projects, and any other huge infrastructure projects), the taxpayers might face?
- 6) If the referendum passes, are we required to build a pier, and if it fails, can we still build a pier?

I appreciate your handling the comments/questions for the BOC. I look forward to a better understanding of this referendum.

Thank you,

Christina (Tina) Page
124 Davis St. Unit B
Holden Beach, NC

Heather Finnell

From: Mark Hovis <mhovis@stikp.com>
Sent: Wednesday, August 13, 2025 1:13 PM
To: Heather Finnell
Subject: Holden Beach Pier Referendum

My wife and I are not permanent residents but own a home at 277 Brunswick Ave West.

We do not support and are not in favor of this project.

Thank you,

Mark C and Linda B Hovis
1860 Kendrick Road
Gastonia, NC 28056

This email and any files transmitted with it may be confidential and are intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message.



**Glenn & Kathy Brown
252 Brunswick Ave. W
Holden Beach, NC 28642
glenn Drakebrown@gmail.com
804-334-8983**

August 11, 2025

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

**Subject: Opposition to New Pier
Bond and Tax Assessment**

Dear Commissioners,

**I am writing to express my strong
opposition to the proposed new**

pier and the \$7.3 million bond—with \$4.3 million in interest—that would fund it. We were told from the beginning that no additional taxes would be levied, yet this bond introduces a new assessment we cannot support.

Residents already faced a significant tax increase from last year's reassessment. Use those increased revenues or parking income instead. A new pier will not turn a profit and is not the highest and best use of the land.

While we agree the old pier needs removal, we are firmly against building a new one at taxpayer expense. Also be mindful that we

are property owners with no voting rights but represent the largest body of homeowners. Please reconsider this course of action.

**Sincerely,
Glenn & Kathy Brown**

Heather Finnell

From: raj7342@aol.com
Sent: Tuesday, August 12, 2025 3:03 PM
To: Heather Finnell
Subject: Comments on Proposed Bond Referendum for Pier

Heather,

Here are my comments on the pier proposal.

I am a property owner at Holden Beach and have been one for over 30 years. While I am not considered a "resident" of HB my family and I spend approximately six months a year here. The fact that I cannot vote on this referendum since I am not a "permenant resident" is offensive. Non-permanent residents make up 65% of HB property owners.

For the reasons below I am opposed to the bond referendum for the pier:

- The estimated cumulative cost over the life of the bond to finance the pier is over \$11,000,000.
- There has not been (to my knowledge) any sort of business case developed to demonstrate that this is a good investment for HB. I have not seen any details on how the town can justify spending this amount of money. Improvements/projects that the town undertakes should be justifiable as to the benefit that the improvement/project provides versus the cost. I do not agree that spending over \$11 million to rebuild the pier is justifiable.
- HB property taxes will go up at least to 16% to support paying the proposed bond.
- The pier is not insurable. If a hurricane damages (or destroys) the pier our investment is lost.
- Usage of the pier will be only by a small portion of the residents/owners and vacationers. The parking lot is small and will only accommodate a small number of vehicles.
- Even if we charge "admission" to visitors to access the pier the income will be negligible.

The town should reconsider support for rebuilding the pier. In short it would be an irresponsible use of the residents/owners of HB property tax dollars. The Board of Commissioners should unanimously vote NO on this proposal.

Ronald Jones

Heather Finnell

From: Brian Mills <brian_a_mills@yahoo.com>
Sent: Monday, August 11, 2025 8:55 PM
To: Heather Finnell
Subject: Pier

Good afternoon Heather,

I am the owner of 195 OBW, a cottage that has been in our family for over 50 years so I have watched this beach community grow so very much over the years. About the only really good thing is that believe it or not, the bugs are so very much better now than they were back in the 1970's when there were times you could not go out and sit on the porch if the wind was blowing from the marsh.

Anyway, While the pier would require a substantial expenditure I believe that the one thing that is needed to continue to draw summer vacationers is activities for both adults and children. As such I feel the pier is an investment in the town's future and am strongly in favor of rebuilding.

However, I do believe that not only should the pier be used as a revenue source to help pay the bond issue I also believe that we property owners should get some sort of passes or discounts since we will be the ones who will foot the bill.

Thank you for taking this to the property owners to allow us to help guide the Board in this important decision. While we live out of state over half a century we have come to love Holden Beach and very much feel a part of Holden Beach and Brunswick County has become our home away from home!

Brian Mills
195 Oceanview Blvd West
"Makin Memories"

Heather Finnell

From: Donald R. Teeter, Jr. <teeter@alumni.virginia.edu>
Sent: Monday, August 11, 2025 7:59 AM
To: Heather Finnell
Cc: hbpoa@hotmail.com; rachele@hobbsrealty.com; tiffany@hobbsrealty.com
Subject: Strong Support for Bond Referendum / Pier Rebuilding

August 11, 2025

Board of Commissioners
Town of Holden Beach

Ladies and Gentlemen:

For generations, the pier has been at the heart of Holden Beach – a place where families fished, friends gathered, and sunsets created lasting memories.

Beyond its sentimental value, the pier can also serve as an economic anchor for the Town and all of its property owners.

We strongly support the proposed \$7.3 million bond referendum to replace the existing pier with a safe, modern structure, and essential improvements.

This is a once-in-a-lifetime opportunity: If we fail to act now and the pier is lost, future regulations will likely prevent it from ever being rebuilt.

While mindful of tax increases, this cost is only a fraction of the pier's long-term value. Similar investments in coastal towns have boosted local revenues and property values many times over.

A new pier will strengthen our shared community, bolster property values, support local business, and preserve Holden Beach's unique character for generations to come.

We urge the Board to place this referendum on the November 4, 2025 ballot so voters can secure this critical and irreplaceable asset for us all.

Thank you for your consideration and for your commitment to the Town of Holden Beach.

Yours sincerely,

The Teeter Families
923 Ocean Boulevard West

Holden Beach Town Hall
110 Rothschild Street

August 10, 2025

Attention: Town Clerk

Dear Holden Beach Commissioners,

I hope this letter finds you well and inspired by the unique spirit that makes Holden Beach not just a vacation destination, but a beloved home and sanctuary for so many. As a property owner that spends 85 % of our time here on Holden Beach, I am deeply concerned about the impending Bond referendum to demolish and build a new pier for \$7.3M. Recommendation: we have a formal vote of all Property owners on HB so everyone that is affected has a vote on whether to put the referendum on the ballot in Nov. 2025. This is a huge investment that is obviously one that we cannot afford and will raise property taxes by over 16% for this investment alone for many years to come. Too many questions still linger, and we have not seen a business plan of the projected long-term cost to manage this structure. Holden Beach will not reap any financial benefit from a project of this magnitude.

I would like to go on record that I am NOT in favor of this project.

Regards,

Susan J Challenger

239 Brunswick Ave West

Heather Finnell

From: Susan Thompson <312833@msn.com>
Sent: Tuesday, August 5, 2025 9:28 PM
To: Heather Finnell
Subject: Bond proposal

Hi Heather,

I'm not sure that we will be able to attend either of the two upcoming meetings where there will be discussions regarding the proposed bond referendum for the pier.

My husband and I live on the island full time and have done so for a little over six years. We were opposed to the purchase of the pier property in the first place, and will vote no on a bond referendum to increase our taxes. With that said, if the referendum is just to demolish the pier with no rebuild, we would vote yes. The entire structure is a liability and an eye sore as it stands now.

Thank you for allowing residents and tax payers to voice opinions.

Sent from my iPad
Susan Thompson
Rick Smith
1237 OBW

Heather Finnell

From: John Gray <John.Gray@mdi.com>
Sent: Tuesday, August 5, 2025 9:29 AM
To: Heather Finnell
Subject: Holden Beach Bond Referendum

Good morning. Unfortunately, at least for another couple of years, my long-time home at Holden Beach is still a long weekend getaway. Hopefully, that changes soon when I retire from my day job. I have been coming to this beach since the mid 1960's originally camping with my parents at the old Sand & Sea Campground. I still have a copy of their brochure in a picture frame. This beach has always been very special to me. Fast forward, my wife and I have owned a house here for over 25 years and enjoy it immensely. The pier and its outbuilding were always a very special part of our time here from having a greasy breakfast on Saturdays to evening fishing with my kids. I cannot imagine any reputable beach not having a pier. First off, approximately \$316 per year if a house tax value is \$1m? If that is true, the bond referendum for me is a no brainer... Basically, that is a difference buying Food Lion Corn Flakes instead of Kellogg's over the course of a year. That is a lot of money but is meniscal compared to the upside which offers another amenity to our beach and another possible revenue stream.

I do have some questions though.

1. This is pier only or does include an Outbuilding?
2. If only pier, who and what is the capacity for our town to build another outbuilding for eating, tackle shop and collection of use tickets which could be rented to a business operator.
 1. If this property (including pier and adjacent building) is a revenue stream, will that income go towards paying down early the cost of the new pier to reduce the interest due?
 2. What portion of the parking fees generated by land surrounding the pier would be allocated to the expense of the pier maintenance?

I suspect that I would more thoughts, but the main one is that we would be foolish not to proceed with this. Our cost to take on such a project will only be higher the longer we put it off.

Kind regards,
John Gray
143 Dolphin St
Holden Beach
captjgray@live.com
828-310-2512

Heather Finnell

From: Dean Nelson <vinddans@gmail.com>
Sent: Monday, August 4, 2025 7:44 PM
To: Heather Finnell
Subject: Re: Holden Beach Newsletter

Hello,


Thank you for including me in this communication. I am available property owner on Holden Beach, but not a resident. Based on the language in the email, it would appear that only residents are invited to attend and comment at the meeting public hearings. Therefore, I will give my feedback in this email


I have mixed feelings about the pier. I believe Holden Beach should have a public pier. I have been under the impression that the sale of lots near the pier, as well as paid parking, would have those funds applied to the demolition and construction of a new pier. I also believe that the remaining cost of the pier should be paid by people who actually use the pier, rather than taxing property owners. My understanding is that many / most guests at rental properties never use the pier. I am concerned about moving forward with this effort in a time when interest rates are high.

Regards,

Dean Nelson
Property Owner - 746 OBW

On Mon, Aug 4, 2025, 6:12 PM Town of Holden Beach <heather-hbtownhall.com@shared1.ccsend.com> wrote:



 The picture cannot be displayed. Your computer may not have enough memory to open the picture, or the picture may have been moved. Restart your computer, and open the file again. If the red x still appears, you may have to delete the image and then insert it again.

August 4, 2025

Public Hearings on Proposed Bond Referendum for Pier

Following a legal notice published in the *Wilmington Star News* on August 3rd, the Town of Holden Beach is

Heather Finnell

From: David Speer <davidspeer4202@gmail.com>
Sent: Thursday, July 31, 2025 2:42 PM
To: Heather Finnell
Subject: Bonds to pay for the pier

HB leadership failed miserably with a lack of due diligence and common sense when they bought the pier and adjoining properties without knowing the condition of both. It was more than a mistake, it was negligence.

I need to go on public record as being firmly against the issuance of these bonds and raising my property taxes!

I am out of town until Sept 1st and will miss both hearings. Please use this email to record my displeasure and disagreement with rebuilding the pier. Tear it down at the towns expense and move on!

David Speer
120 Sunshine Lane

Heather Finnell

From: D. Bond <davidecu@gmail.com>
Sent: Thursday, July 31, 2025 4:46 PM
To: Heather Finnell
Subject: HB Pier comments per email

1. How much annual \$'s will be accrued for maintenance? The proposed pier, since wooden, has a shorter life expectancy and will require strict, including permanent wood sealing, inspection, etc, yearly maintenance. **The pier cannot be insured since it is wooden, I have been told.**
2. Are we building a permanent bathroom facility and or a possible restaurant structure to lease out? If not, why?
3. Why did we not ask the State of NC for possible funds? The pier in Nags Head was partially funded by the state.
4. We desperately need attractions on HB as none, folks nightly leave here and go to OIB, Oak Island, etc - no restaurants, no teenage activities. Make the pier an attraction. HB rentals are down in 2025, restaurants are down ~ 20 % year over year, and the west-end beach erosion is an issue - see social media. HB has fewer attractions than 20 years ago/ Supply. There is nothing to do here for teens, zero.
5. What will be the charge to use the pier to fish? Who gets the revenue? Will the flooded parking lot ever be fixed?
6. Why didn't we select an NC firm? Are the building materials used on the pier from NC, and are NC workers used to construct?

--

David Bond
910 380 4187
davidecu@gmail.com

Heather Finnell

From: Amy Lubas <aelubas@gmail.com>
Sent: Friday, August 1, 2025 9:16 AM
To: Heather Finnell
Subject: Pier

We own 992 OBW and are currently building a house on the property.

While the pier is a nice recreational amenity, I do not support rebuilding it. The climate and weather make it a risky proposition. Spending the money to rebuild, only to have it damaged again in another weather event, makes it a waste of town resources in my mind.

I prefer to see it torn down (it's a danger and eyesore as is) and not rebuilt.

Amy Lubas