

N.C. Parks and Recreation Trust Fund (PARTF): 2021-2022 Basic Facts and Assurances

Local Government Name: Town of Holden Beach

Federal Employee I.D. Number: 56- 0944997

County: Brunswick

Local Government Contact Person for Grant*

Name: Mr. Ms. Christy W. Ferguson

Title: Assistant Town Manager

Organization: Town of Holden Beach

Mailing Address: 110 Rothschild Street

City: Holden Beach State: NC Zip: 28462

Telephone: 910-842-6488

E-mail: christy.ferguson@hbtownhall.com

**must be an employee of the sponsoring local government.*

Local Government Manager

Name: Mr. Ms. David W. Hewett

Title: Town Manager

Organization: Town of Holden Beach

Mailing Address: 110 Rothschild Street

City: Holden Beach State: NC Zip: 28462

Telephone: 910-842-6488

E-mail: david.hewett@hbtownhall.com

Chief Elected Official

Name: Mr. Ms. J. Alan Holden

Title: Mayor

Mailing Address: 110 Rothschild Street

City: Holden Beach State: NC Zip: 28462

Type of Project:

- Land Acquisition Only
- Development Only (construction or renovation)
- Land Acquisition and Development

Site Control (check all that apply):

- Owned by local government
- To be obtained with this land acquisition project
- Has been obtained for this land acquisition project using an approved waiver that expires on this date: 6/13/2023
- Leased by applicant for 25 years or more
- Easement
- Owned by school board

Costs rounded to nearest dollar:

PARTF funds requested: \$ 500,000 .00
 Local government's matching funds: \$ 2,807,150 .00
 Total cost of project: \$ 3,307,150 .00

Recreation Resources Service (RRS) regional consultant: Brittany Shipp

Project Name: Pier Project

Is this an LWCF-funded park on these [lists of NC projects](#)? yes no

If yes, list the grant number(s): _____

Certification and Approval by Local Governing Board

I hereby certify the information contained in the attached application is true and correct and the required dollar-for-dollar matching funds will be available during the project period. This application has been approved by the local governing board.

Chief Elected Official:

Alan Holden

Print or Type Name



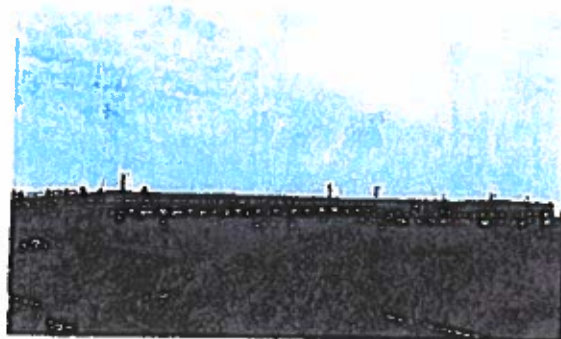
Title

[Handwritten Signature]

Signature

If two local governments are applying together, this form must be completed and signed by each local government. One applicant must be identified as the "primary sponsor" in the "Local Government Name" section.

THIS FORM MUST BE COMPLETE IN ITS ENTIRETY FOR YOUR APPLICATION TO BE CONSIDERED



Description and Justification for the: Holden Beach Pier Property Project

Local Government: Town of Holden Beach

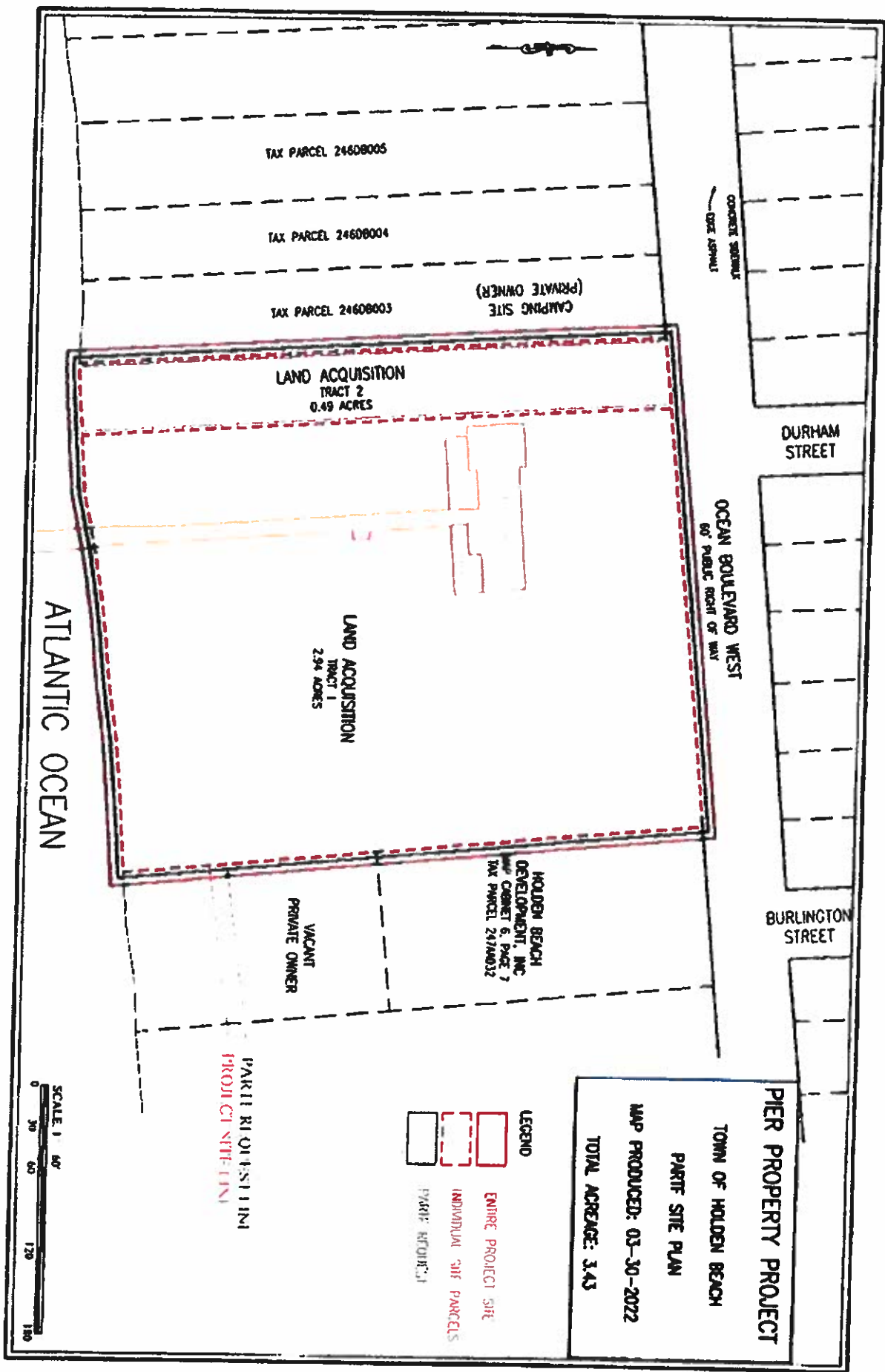
Description:

This is land acquisition only project. The property consists of 350 feet (300-foot-wide oceanfront lot and an adjacent 50-foot-wide oceanfront lot) of oceanfront property with a fishing pier. Recreational facilities include the pier, beach access, parking, a pier house, and six full-service camping sites. Additional proposed future facilities include an update to the pier house, a concession facility that will provide food for fisherman and the public, public restrooms and showers, and a deck.

Lot 1 dimensions: 2.94 acres; Lot 2: 0.49 acres.

Justification:

The Town of Holden Beach was presented with the opportunity to purchase the Holden Beach Fishing Pier which includes the ocean pier located on one 300-foot-wide oceanfront lot and an additional 50-foot-wide oceanfront lot. Collectively, these two lots have 350 continuous feet of oceanfront real estate and total slightly over 3 acres. The property is located in the center part of the island and provides access to 400+ canal properties, as well as many day trippers, that visit the beach daily and park at the pier. The current owner of this commercial property was looking to sell and if the property went to a private buyer all the above-mentioned attributes would be lost. Many canal property owners would have to walk between ¼ mile and a mile to gain access to the beach. The town negotiated a bargain sale as the sale price came in under the appraised value of the property. The property was identified as a future community park on page 40 of the 2021 Comprehensive Parks and Recreation Master Plan. Public surveys and focus group sessions showed that access to fishing and public water access were common high priorities. The town was just awarded a public beach and coastal waterfront access program grant for \$180,460.00 toward the cost of the 50-foot lot only. Besides the benefits already mentioned, the property also affords emergency vehicular access to the beach to assist with medical emergencies, access for trash collection along the beach strand, and a means to get large equipment on the beach for periodic beach nourishment. Our moniker is, "The Family Beach", and the acquisition of this iconic landmark for the town signifies commitment to maintain a culture that recognizes the importance of family and family-friendly recreational pursuits. As individuals spoke in previous public hearings, they referenced learning to fish from the pier and wanting to have the ability to take their grandchildren to fish and walk on the pier. The acquisition of the property adds an iconic attraction to what can be considered the biggest playground (the beach strand) the town has for the public and visitors to enjoy.



PIER PROPERTY PROJECT

TOWN OF HOLDEN BEACH

PART: SITE PLAN

MAP PRODUCED: 03-30-2022

TOTAL ACREAGE: 3.43

- LEGEND**
- ENTIRE PROJECT SITE
 - INDIVIDUAL SITE PARCELS
 - PUBLIC RIGHTS

PART: RI QUEST I (PROJ CT SITE PLAN)



Project Costs continued

Project Costs

Applicant: Town of Holden Beach

Project Name: Pier Property Project

Project Elements <small>(Include specific units — sizes, numbers, lengths, etc. — for each item.)</small>	Unit	Unit Cost	Total Item Cost
Building and/or Renovating Costs			
Cost to Build or Renovate:			
Contingency for the Cost of Building / Renovating			
<i>Contingency (not to exceed 5% or \$50,000 of the cost to build, whichever is less)</i>			
Land Value (indicate purchase or donation)			
Land Acquisition <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Donation			
	3.43 acres	1,020,408	3,500,000
Planning and Incidental Land Acquisition Costs			
<i>Construction management, site planning, preliminary design, survey and appraisals, or the cost of preparing the application (not to exceed 20% or \$200,000 of the cost of the project, whichever is less)</i>		legal fees and closing costs	\$57,150
Total Project Cost:			\$3,307,150
Total PARTF Grant Request:			\$500,000
Total Local Match:			\$2,807,150

Sources of the Applicant's Matching Funds

Use the format below to describe the sources of the applicant's matching funds. Indicate if these funds are currently available or are the funds yet to be approved. If funds are yet to be approved, list the date for approval. Matching funds must be available during the three-year grant period.

Applicant: Town of Parkland

Project Name: Green Park Redevelopment

Sources of the Applicants Matching Funds			
Type of Matching Funds	Amount of Funds	Funding Source	Availability
Cash	\$ 16,000	Private Donation	In Hand
	\$ 402,570	Town's Budget or Capital Improvement Plan (CIP)	Town's Approved CIP
Fee Simple Land Donation	\$ 56,400	Value of Donated Property	Pending PARTF Grant Approval
State Grant*	\$ 100,000	N.C. Land and Water Fund	Pending DNCR Approval by September 2022
Total Matching Funds:	\$574,970		

*PARTF allows other state and federal funding to be used as local match.

Applicant: Town of Holden Beach

Project Name: Pier Property Project

Sources of the Applicants Matching Funds			
Type of Matching Funds	Amount of Funds	Funding Source	Availability
Financing-Town	1,626,690	BPART Fund	In Hand
Cash	250,000	BPART Fund	In Hand
State Grant	180,460	CAMA Access Grant	Approved; Awaiting Disb.
Bargain Sale	250,000	Donation	In Hand
Federal Grant	500,000	LWCF Grant	* Pending Approval
Total Matching Funds:	\$2,807,150		

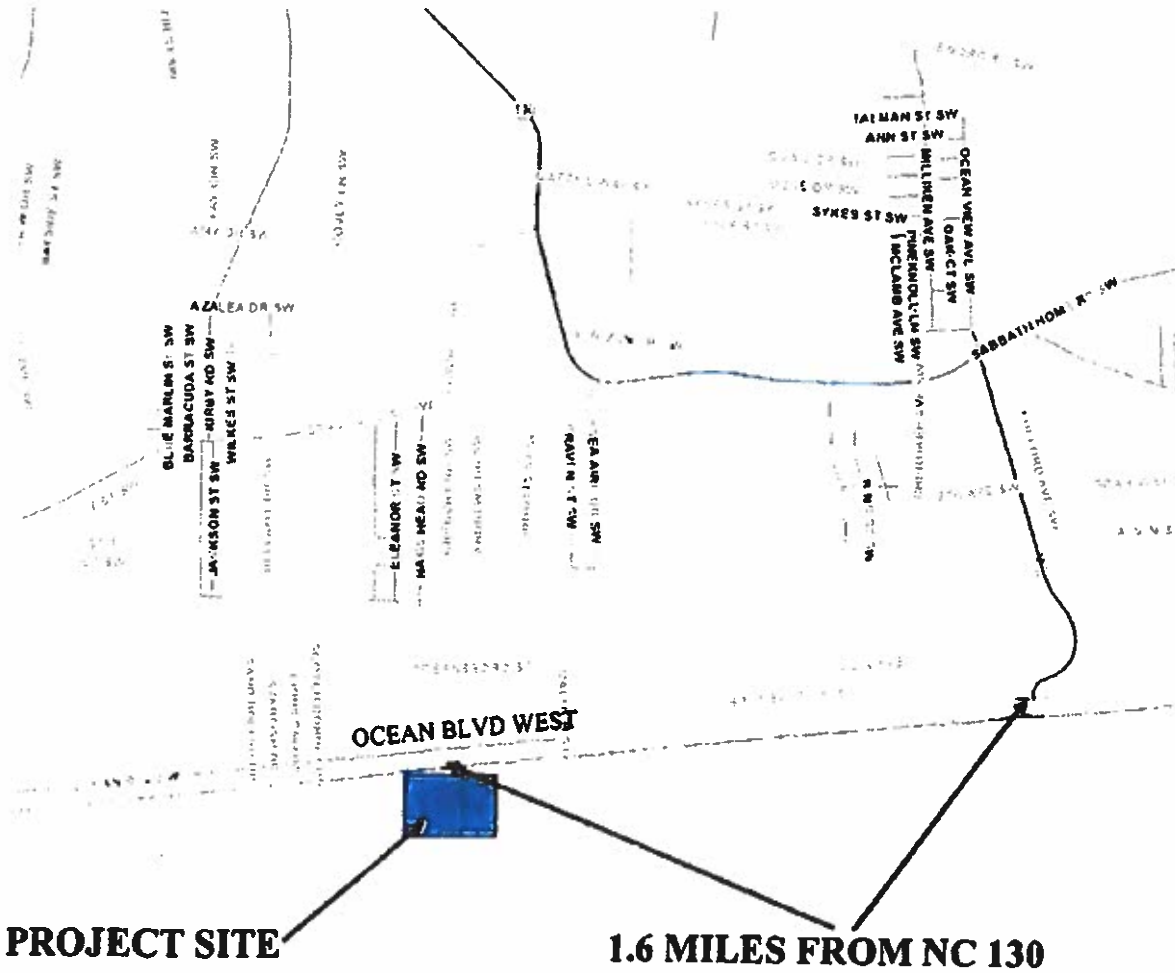
SITE VICINITY MAP

HOLDEN BEACH PIER PROJECT

441 OCEAN BOULEVARD WEST, HOLDEN BEACH, NC

LATITUDE: N33°54'41", LONGITUDE: W78°17'50"

NORTH



PROJECT SITE

1.6 MILES FROM NC 130

List of Properties to be Acquired

Applicant: Town of Holden Beach

Project Name: Holden Beach Pier Property

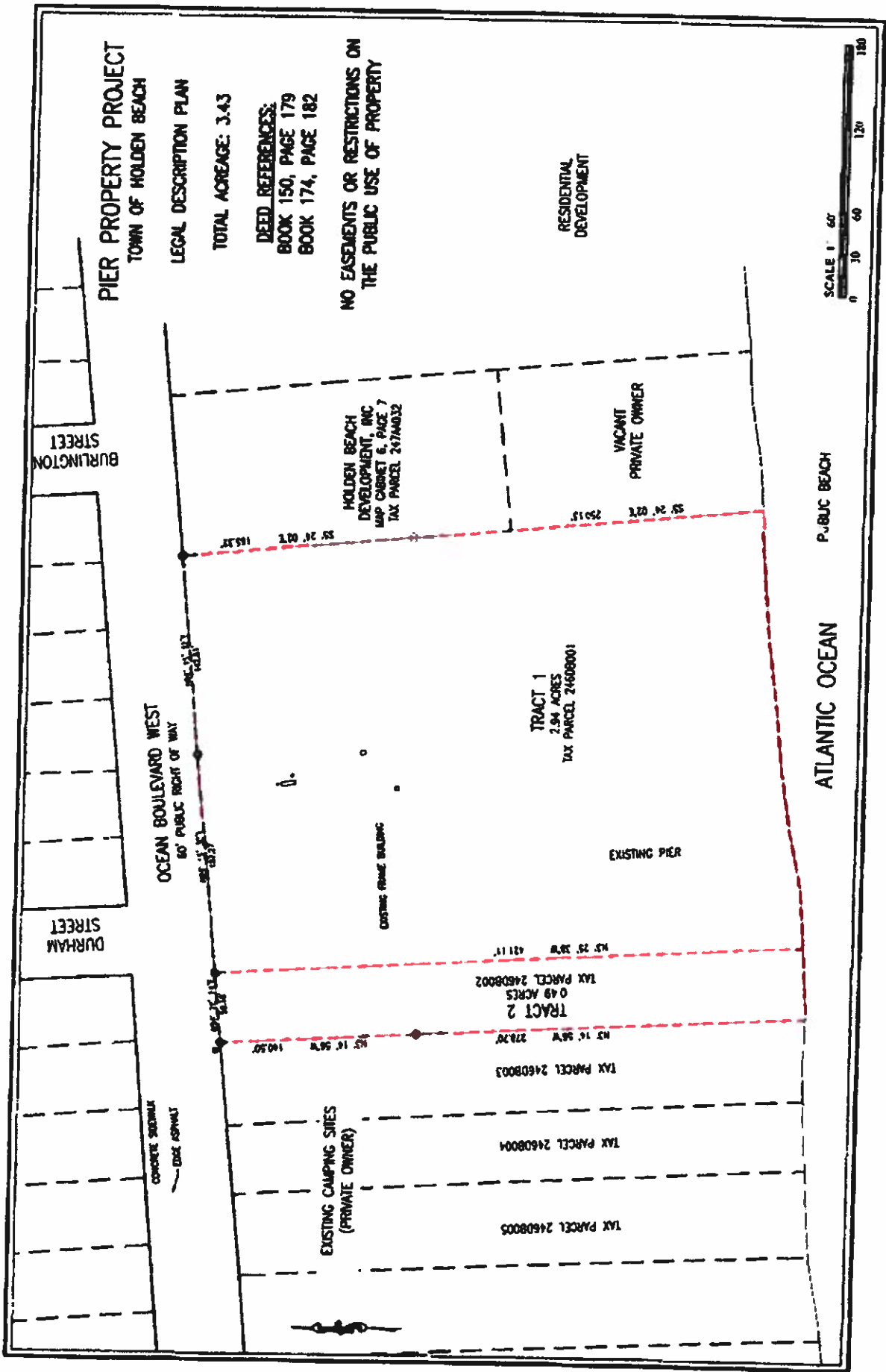
Will the property be: > Purchased > Donated > Required Donation ¹ > Bargain Sale ²	Current Owner	Parcel		Estimated Value		Proposed Purchase Price
		Number	Acreage	Land	Improvements for Public Park Purposes ³	
Bargain Sale	H.B. Fishing Pier, Inc	2	3.43	3,500,000		3,250,000
Totals:		2	3.43	3,500,000		3,250,000

¹ Required donation: The value of a land donation that is required by local statute, ordinance, or rule cannot be included as part of the local matching funds.

² Bargain sale – The owner is willing to sell the property for less than the appraised value.

³ Identify the value of each existing improvement that will be used or renovated for public park purposes.

Describe how an existing facility(s) will be used for public recreation as part of the project in this application in the space below. (example: existing boat ramp and dock will be renovated for public recreation use.)



PIER PROPERTY PROJECT
TOWN OF HOLDEN BEACH

LEGAL DESCRIPTION PLAN

TOTAL ACREAGE: 3.43

DEED REFERENCES:
BOOK 150, PAGE 179
BOOK 174, PAGE 182

NO EASEMENTS OR RESTRICTIONS ON
THE PUBLIC USE OF PROPERTY

RESIDENTIAL
DEVELOPMENT

BURLINGTON
STREET

DURHAM
STREET

OCEAN BOULEVARD WEST
60' PUBLIC RIGHT OF WAY

HOLDEN BEACH
DEVELOPMENT, INC
MAP SUBMIT 6, PAGE 7
TAX PARCEL 24740032

VACANT
PRIVATE OWNER

TRACT 1
2.94 ACRES
TAX PARCEL 24608001

PUBLIC BEACH

ATLANTIC OCEAN



0.

EXISTING FRAME BUILDING

EXISTING PIER

TRACT 2
0.49 ACRES
TAX PARCEL 24608002

TAX PARCEL 24608003

TAX PARCEL 24608004

TAX PARCEL 24608005

EXISTING CAMPING SITES
(PRIVATE OWNER)

CONCRETE SIDEWALK
DISE ASPHALT

Town of Holden Beach Pier Project

Legal Description

March 14, 2022

Being all those certain tracts or parcels of land lying and being in Lockwood Folly Township, Brunswick County, North Carolina, being bounded on the north by Ocean Boulevard West, on the south by the Atlantic Ocean, on the east by the lands claimed by Holden Beach Development, Inc., as shown on Map Book 6, Page 7, Brunswick County Registry, and on the west by the lands claimed by Holden Beach Fishing Pier & Grill, Inc., as recorded in Deed Book 249, Page 42, Deed Book 246, Page 180 and Deed Book 190, Page 1144 and being more particularly described as follows:

Tract 1

Beginning at an iron rod found in the southern right of way line of Ocean Boulevard West (60' Public Right of way); said beginning point being located S22°32'04"W, 58.33 feet from a cotton spike found in the approximate intersection of the centerline of Durham Street and northern right of way of Ocean Boulevard West, having NC Grid Coordinates: N=59594.46 feet, E=2213200.82 feet (NAD 83-2011); thence with the southern right of way line of Ocean Boulevard West, N84°15'30"E, 157.27 feet to an iron pipe found; thence N84°15'12"E, 142.81 feet to an iron pipe found; thence leaving the southern right of way line of Ocean Boulevard West, S05°24'02"E, 415.45 feet to the mean high water line of the Atlantic Ocean dated February 2019; thence with the mean high water line of the Atlantic Ocean, S85°33'54"W, 6.85 feet to a point; thence S86°09'17"W, 45.46 feet to a point; thence S85°02'25"W, 43.44 feet to a point; thence S81°57'06"W, 44.23 feet to a point; thence S84°19'52"W, 43.74 feet to a point; thence S81°23'16"W, 46.10 feet to a point; thence S77°59'57"W, 43.68 feet to a point; thence S85°54'59"W, 41.51 feet to a point; thence N 03°25'38"W, 266.11 feet to a new rebar set; thence N03°25'38"W, 155.00 feet to the Place and Point of Beginning.

Containing 2.94 Acres (127,881 Square Feet) as shown as Tract 1 on a survey titled "Boundary Survey for Town of Holden Beach, NC" as recorded in map Cabinet 135, Page 86, Brunswick County Registry, to which reference is hereby made for a more full and accurate description.

Tract 2

Beginning at an iron rod found in the southern right of way line of Ocean Boulevard West (60' Public Right of way); said beginning point being located S50°55'03"W, 93.12 feet from a cotton spike found in the approximate intersection of the centerline of Durham Street and northern right of way of Ocean Boulevard West, having NC Grid Coordinates: N=59594.46 feet, E=2213200.82 feet (NAD 83-2011); thence with the southern right of way line of Ocean Boulevard West, N84°28'14"E, 50.16 feet to an existing iron pipe found; thence leaving the southern right of way line of Ocean Boulevard West, S03°25'38"E, 155.00 feet to a new iron rebar set; thence S03°25'38"E, 266.11 feet to a point in the mean high water line of the Atlantic Ocean dated February 2019; thence with the mean high water line of the Atlantic Ocean, S85°54'59"W, 4.17 feet to a point; thence S86°17'49"W, 43.72 feet to a point; thence N88°02'06"W, 3.57 feet to a point; thence with the eastern line of the lands claimed by Holden Beach

Fishing Pier & Grill, Inc. aforesaid mentioned, N03°14'58"W, 279.20 feet to an existing iron found;
thence N03°14'58"W, 140.00 feet to the Place and Point of Beginning.

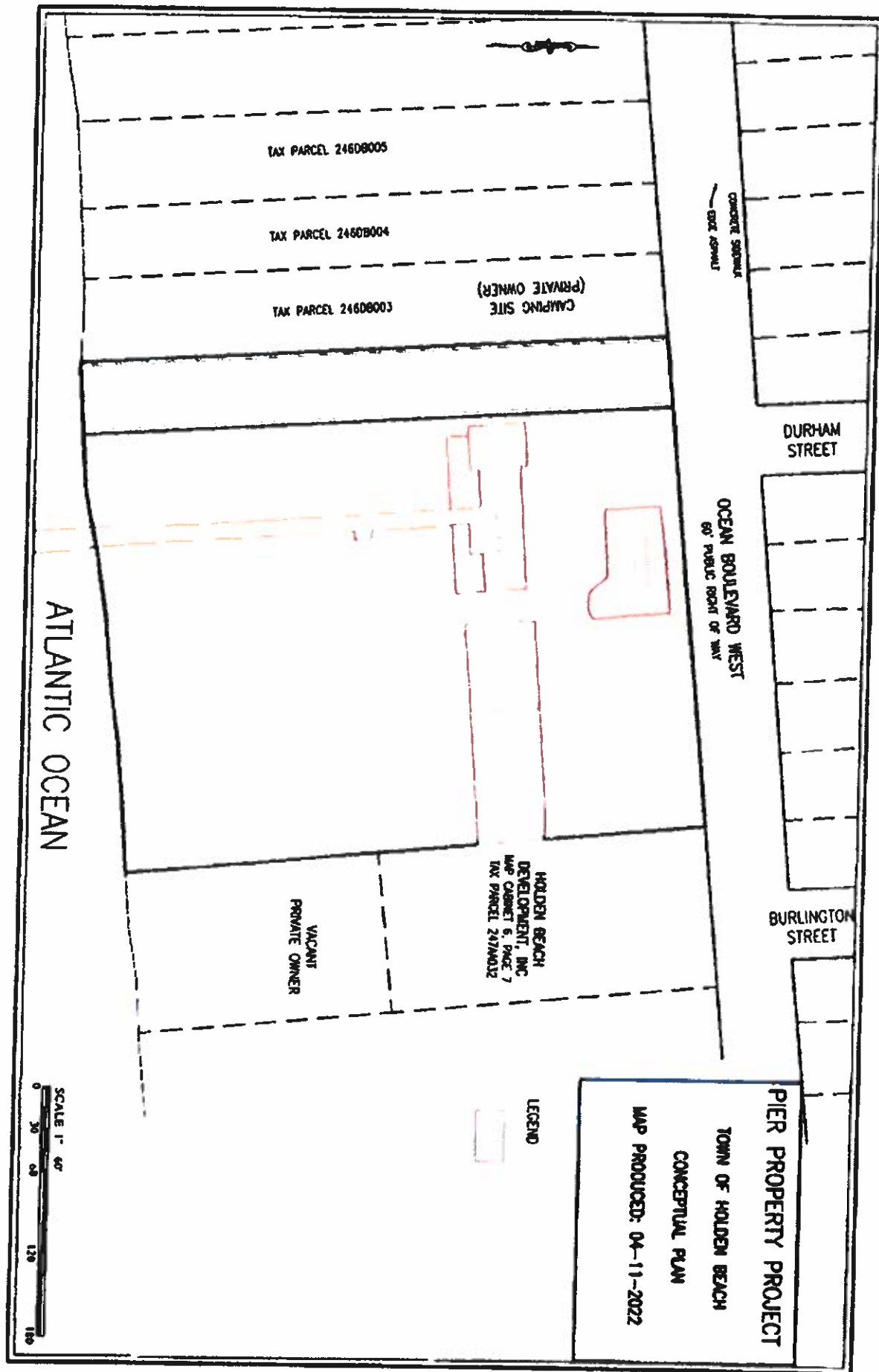
Containing 0.49 Acres (21,311 Square Feet) as shown as Tract 2 on a survey titled "Boundary Survey for
Town of Holden Beach, NC" as recorded in map Cabinet 135, Page 86, Brunswick County Registry, to
which reference is hereby made for a more full and accurate description.

Prepared by:



Christopher D. Stanley, PLS





ATLANTIC OCEAN

TAX PARCEL 24608005

TAX PARCEL 24608004

TAX PARCEL 24608003

CAMPING SITE
(PRIVATE OWNER)

VACANT
PRIVATE OWNER

HOLDEN BEACH
DEVELOPMENT, INC.
MAP CACKET 6, PAGE 7
TAX PARCEL 24740012

OCEAN BOULEVARD WEST
60' PUBLIC RIGHT OF WAY

DURHAM STREET

BURLINGTON STREET

CONCRETE SIDEWALK
DIRT SHOULDER

PIER PROPERTY PROJECT

TOWN OF HOLDEN BEACH

CONCEPTUAL PLAN

MAP PRODUCED: 04-11-2022

LEGEND



PARTF Scoring System for Grants

The members of the N.C. Parks and Recreation Authority use the PARTF scoring system as one of several tools to select grant recipients. Please provide all the information requested for each item. Attach a separate page if more space is needed to address any item. Before beginning, refer to the "Definitions" section (page 29) describing the requirements for planning and public involvement documents. A team of PARTF staff and regional consultants will evaluate each application based on the scoring system and make the final decision about the applicant's score.

Preparing an application for a PARTF grant is more than simply completing the application form. Creating a proposal for a high-quality park and recreation project requires adequate time to collect public input, review the results, and then plan for the project. You should also allow time to prepare the support documents that are vital in the evaluation of your application.

The planning and public involvement process has many benefits including:

- New recreational opportunities can be based on community preferences
- New parks can be located to respond to current deficiencies and future demands
- Recreational facilities can be built to meet the expectations of park visitors and minimize harm to the environment and
- PARTF funds can be used more efficiently.

PARTF Scoring System for Grants

Applicant: Town of Holden Beach Project Name: Pier Property Project

A. Planning: (20 possible points)

1. Master plan for a park and/or greenway system (10 points)

- This item does not apply for applications proposing only land acquisition
- Please refer to pages 29-30 for the required components of the plan

- a. The applicant has a master plan created or revised within the past five years for the project site and the project conforms to the plan.

Date the plan was produced: _____ (9 points)

OR

- b. The applicant has a master plan created or revised within the past six years to ten years for the project site and the project conforms to the plan.

Date the plan was produced: _____ (4 points)

- c. The local governing board has adopted the master plan.

Date the plan was adopted: _____ (1 point)

Documentation Required:

1. A park master plan or greenway system plan.
2. A local governing board's meeting minutes or resolution as documentation of the adoption.
3. List the page number(s) and tab or highlight where the project is referenced in the plan.

2. Comprehensive systemwide parks and recreation plan for the local government's jurisdiction (7 points)
Please refer to page 30 for the required components of the plan

- a. The applicant has a Comprehensive Systemwide Parks and Recreation Plan and the project conforms to the plan.

Date the plan was produced: 9/2021 _____ (6 points)

- b. The local governing board has adopted the systemwide plan.

Date the plan was adopted: 9/21/21 _____ (1 point)

Documentation Required:

1. A comprehensive systemwide parks and recreation plan produced or revised in the past 10 years.
2. A local governing board's meeting minutes or resolution as documentation of the official adoption.
3. List the page number(s) and tab or highlight where the project is referenced in the plan.

3. Capital improvement plan for parks and recreation (3 points) Please refer to page 30 for the required components of the plan

- The applicant has a capital improvement plan for parks and recreation and the project is identified in the plan.

Date the plan was adopted (required): 1/18/2022 _____ (3 points)

Documentation Required:

1. A capital improvement plan.
2. A local governing board's meeting minutes or resolution as documentation of their adoption as a part of the local government's budget process.
3. List the page number(s) and tab or highlight where the project is referenced in the plan.

B. Level of public involvement in developing and supporting the project: (15 possible points)

1. Public meetings (5 points):

- The applicant conducted a public meeting(s) *exclusively* for discussing the PARTF grant project and obtaining comments within the past 24 months. The public supported the project.

Date of the meeting(s): 4/18/22 _____

Documentation Required:

1. Provide a title page that gives the name of applicant, the name of the project and identifies the document as "Public Meetings."
2. A document describing the means used to widely advertise the meeting, such as newspaper advertisements, Facebook, websites, and community announcements.
3. The minutes, including the discussion of the project, who was present and public comments.

2 Recreational needs survey (5 points):

- The results of a survey to determine the recreational needs in the applicant's jurisdiction show that the citizens support the project.
 - The survey must be conducted during the past ten years
 - Please refer to page 31 for the required components of the survey

Documentation Required:

1. The following information about the survey
 - Copy of the questionnaire
 - Results of the survey
 - Describe how the survey was distributed.
 - Give the date(s) of distribution and the number of surveys distributed.
 - Provide the number of respondents and demographic information that they are representative of the local government's jurisdiction.
 - Describe how the results of the survey show that the citizens support the project.
2. Include a title page that gives the name of applicant, the name of the project and identifies the document as "Survey of Recreational Needs."

3. Support from civic groups (3 points):

- The applicant presented the PARTF grant project to two or more local groups and received support for the project within the last 24 months. (Examples: civic groups, neighborhood associations, youth organizations, non-governmental advisory boards, etc.)

Documentation Required:

1. Include a title page that gives the applicant's name, the project's name and identifies the document as "Presentations to Local Groups."
2. The agenda and/or correspondence or other documentation from the groups that confirm the meeting dates and the presentations given by the applicant.

Note: Letters expressing support for the project do not count as presentations.

Name of the Organization	Date of the Presentation	Meeting agenda or letter from the organization
GFWC-HB (women's club)	4/12/2022	
Holden Beach Merchant's Association	4/13/2022	

4 Support from a parks and recreation board (2 points):

- The applicant presented the PARTF Grant project to the parks and recreation advisory board or a similarly appointed, non-elected group, and received a motion of support for the project within the last 24 months.

Date of the meeting(s): 4/7/2022

Documentation Required:

1. Include a title page that gives the name of the applicant, the project name and identifies the document as "Presentation to Advisory Board."
2. The minutes from the meeting that include support for the project.

C. Public recreational facilities provided by the project: (45 possible points) *Not applicable to land acquisition only projects.*

1. The local government will be building its first public park on property that it owns. (20 points)

- Yes No

Explain:

2. New, like, or renovated facilities to be provided: (30 points)

A maximum of 30 total points will be awarded for the sum of 2a, 2b and 2c.

a. The project will provide (check one):

- 3 or more types of new recreational facilities (20 points)
 2 types of new recreational facilities (15 points)
 1 type of new recreational facility (10 points)

List the new types of recreational facilities:

b. The project will add recreational facilities at the park that are like the facilities that exist at the park. The project will add (check one):

- 3 or more types of recreational facilities (12 points)
 2 types of recreational facilities (8 points)
 1 type of recreational facility (4 points)

List the types of recreational facilities:

c. The project will provide major renovation of (check one):

- 3 or more types of recreational facilities (8 points)
 2 types of recreational facilities (6 points)
 1 type of recreational facility (4 points)

List the recreational facilities to be renovated and why each renovation is needed:

3. The project will provide a trail or greenway (¼ mile or longer) that links to existing recreation area(s), school(s), downtown businesses, and/or communities located outside of the park. (5 points)

- Yes No

Site plan must show trail linkage (page 9-10). Identify by name and location the existing trail and areas to be linked by the proposed trail:

D. The Suitability of the Site for the Proposed Project. (5 possible points) Explanations are needed below to be considered for each point.

1. **The site is suited for the proposed development with minimal adverse impact to the environment. (1 point)**

Please explain:

The site is suited for development of camping sites, public access including a Hatteras ramp and remodeling of the pier and (see att.)

2. **The location of the site enhances the park and the public's access to the park. (1 point)**

Please explain:

This is oceanfront property. The location of the site enhances the public's access to the public beach.

3. **The site is enhanced by the adjacent property uses. (1 point)**

Please explain:

Current adjacent property uses are residential, additional camping sites, and the public beach.

4. **The proposed site is large enough to adequately accommodate the proposed development. The proposed project will require minimal site preparation considering the geographic region where it is located. (1 point)**

Please explain:

Site preparation will be minimal because improvements are solely based on updating existing or prior facilities.

5. **The site is free of restrictive easements, overhead powerlines, or other intrusions (1 point):**

Yes No*

*Please explain:

There are currently no restrictive easements.

E. The applicant's commitment to operating and maintaining the project. (15 possible points)

1. **The applicant has a full-time parks and recreation department that will manage the project site to provide programming and to ensure adequate operation and maintenance. (15 points)**

2. **The applicant has a full-time staff, such as a public works, who will manage the project site to ensure adequate operation and maintenance. (8 points)**

3. **The applicant will manage the project site with part-time staff or by contractual agreement to ensure adequate operation and maintenance. (4 points)**

4. **An organized volunteer group, such as a civic group or youth sports association will operate and maintain the site. (2 points)**

Provide the name of the organization that will operate and maintain the site:

The site will be managed by lease and contractual agreements (TBD) to run the fishing pier, pier house, and future paid parking

If the applicant is not going to operate the site with full-time staff, (see items #3 & #4), describe how and when the site will be open to the public.

The public will be able to utilize the site each day for recreational pursuits. They will engage with contract staff

D. The Suitability of the Site for the Proposed Project

- 1. the remodeling of the pier house. Development will also include new public restrooms.**
- 2. The site also meets needs identified in the comprehensive master plan.**

F. Land Acquisition (15 possible points) (Does not apply for applications proposing development only.)

1. If not purchased at this time, a significant natural, cultural, recreational, scenic, or highly threatened resource will be used for other purposes. (15 points)*
2. The site is an excellent natural and/or recreational resource. (10 points)*
3. The site is an average natural and/or recreational resource. (5 points)

***Detailed explanation required.**

What is the specific significant resource?

The site provides one of the few remaining ocean fishing piers in the state. It also provides access to the public beach for hundreds of residents and visitors. If the property is not purchased, residents in the canal properties across the street will have a cumbersome walk to get to the next beach access. One of the main parking area for visitors will also be lost. The property is a significant cultural element in the town and we do not want to let it slip away to private development. The parks and recreation master plan survey indicated that respondents wanted more access to the water and fishing capabilities. The site provides both.

What is the specific potential threat?

If obtained by a private entity or individual, the property could be turned into condos and the current natural and recreational elements eliminated.