



VILLAGE OF BALD HEAD ISLAND

Shoreline Management Project 2025

Monday, December 11, 2023





Discussion Topics

- How we got here – History of BHI Shoreline Management.
- Where are we going?
- March 5, 2024, GO Bond Referenda:
 - \$13,500,000 for the Project on the West End of South Beach.
 - \$4,500,000 for the Project on the East End of South Beach.
- Tax impacts based on various scenarios.
- Project Timeline.
- Q&A.



How We Got Here.

- Our shorelines consist of public beaches which are ever-changing.
- Proximity to shipping channel, required channel maintenance dredging, and storms all have a constant impact on the beaches.
- The Village has had little to no influence over sand placement during federally funded dredging projects.
- Village began to take control of our destiny in the decade of 2000s.
- Many property owners and voters were not here then, thus the need to acquaint new property owners and reacquaint long-term property owners.
- Much has been invested to sustain our shoreline over time.



Pre-2000

- The Cape Fear River is a federally authorized navigation channel for the Port of Wilmington. The US Army Corps of Engineers (USACE) is responsible for keeping the channel open for shipping.
- Consequently, the public beach eroded into private property as the channel pulled sand from Bald Head. Houses were lost. Infrastructure was threatened.
- 1994 – 645 foot sand bag revetment in front of BHI Club (Village funded).
- 1996 – 16 soft groins installed in front of Club (Village funded).
- The expansion of the Wilmington Harbor Project (WHP) in 2000-2001 led to the creation of the Wilmington Harbor Sand Management Plan (WHSMP) to strategically allot sand from the dredging project to nearby beaches, including BHI.





What is the Sand Management Plan?

The Wilmington Harbor Sand Management Plan (WHSMP) ensures the beach-quality material that migrates into the navigation channel from the surrounding beaches goes back onto the beaches from whence it came.

At present time Bald Head Island receives material every two out of three maintenance events. The third maintenance event calls for beach disposal at Caswell Beach on Oak Island.

Federal Calendar: Existing WHSMP

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Federal Disposal VBHI	1.32 Mcy						1.5 Mcy		1.0 Mcy				1.0 Mcy
Federal Disposal Oak Island				1.0 Mcy							1.0 Mcy		

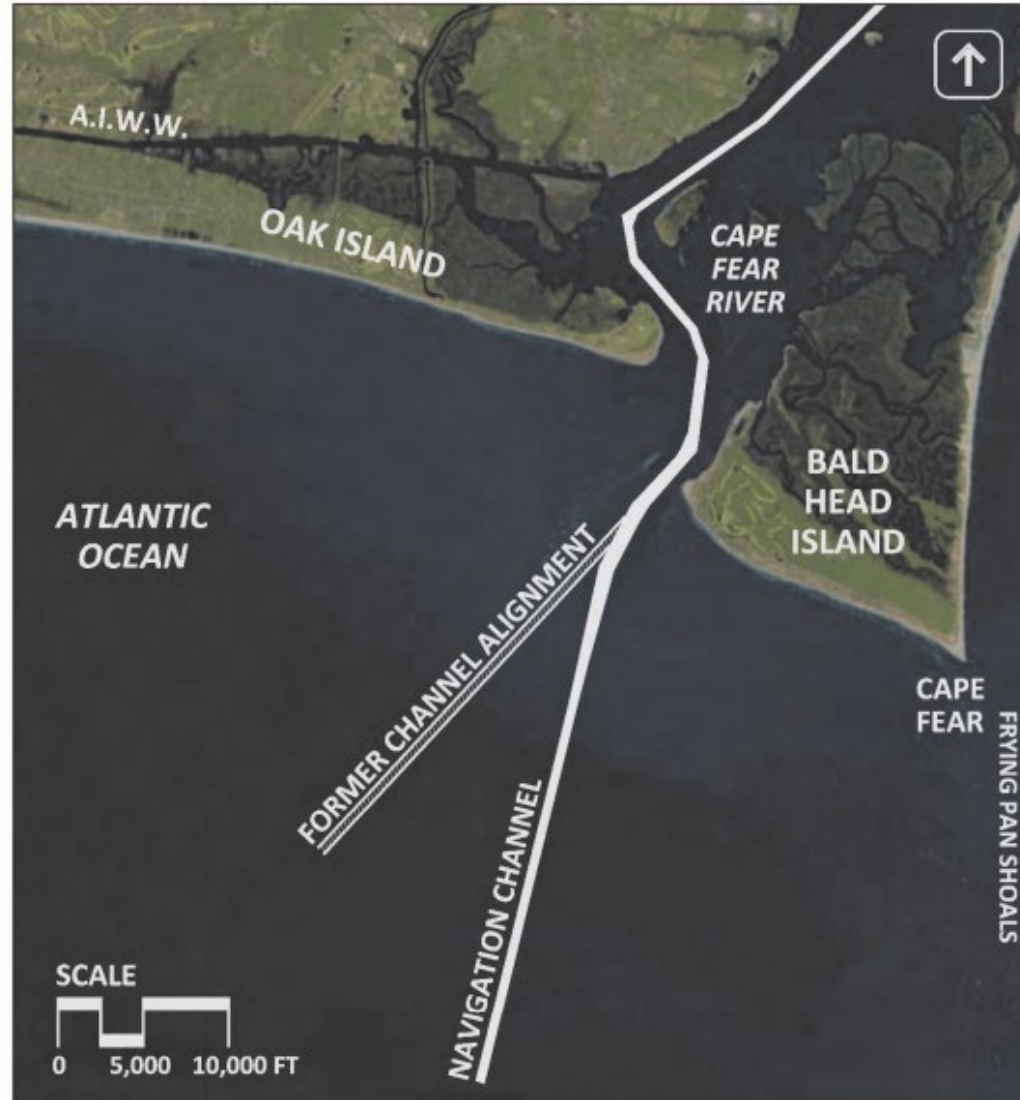
-  Federal disposal (typically 1 Mcy / event)
-  Prior VBHI project
-  Tentative date for interim VBHI fill project



2000 to Now

- In 2000 and 2001, the WHP deepens, widens, and shifts the shipping channel closer to BHI.
- 2003 – No federal funding available to implement WHSMP, erosion accelerates.
- 2003-2004 – USACE commences “emergency” dredging, deposits sand off-shore, Village files restraining order and lawsuit.
- 2004 – Erosion nearest the channel continues faster than pre WHP changes. Sandbag revetment extended 200 feet, widened by 40 feet, crest raised to 12 feet. Homes are moved, utilities continue to be threatened.
- 2004-2005 – WHSMP dredging occurs, groin field replaced, beaches are renourished.

Realignment of Navigation Channel



South Beach Erosion 2003

SBHW 2003



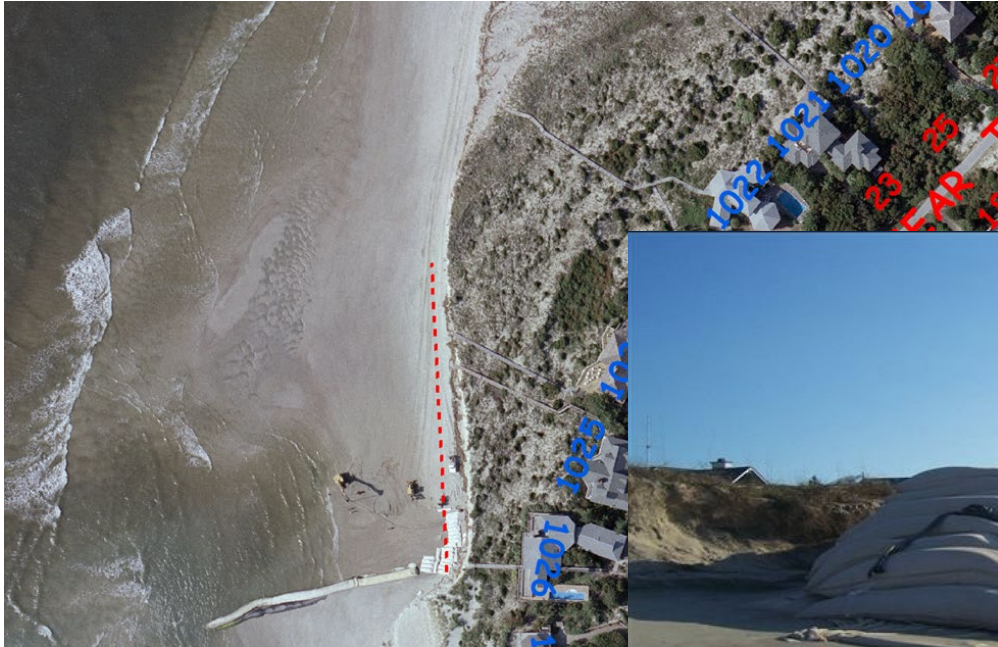
South Beach Erosion 2003



House Moving 2004



South Beach Erosion 2011



September 2011



December 2011



November 2023





2000 to Now (cont.)

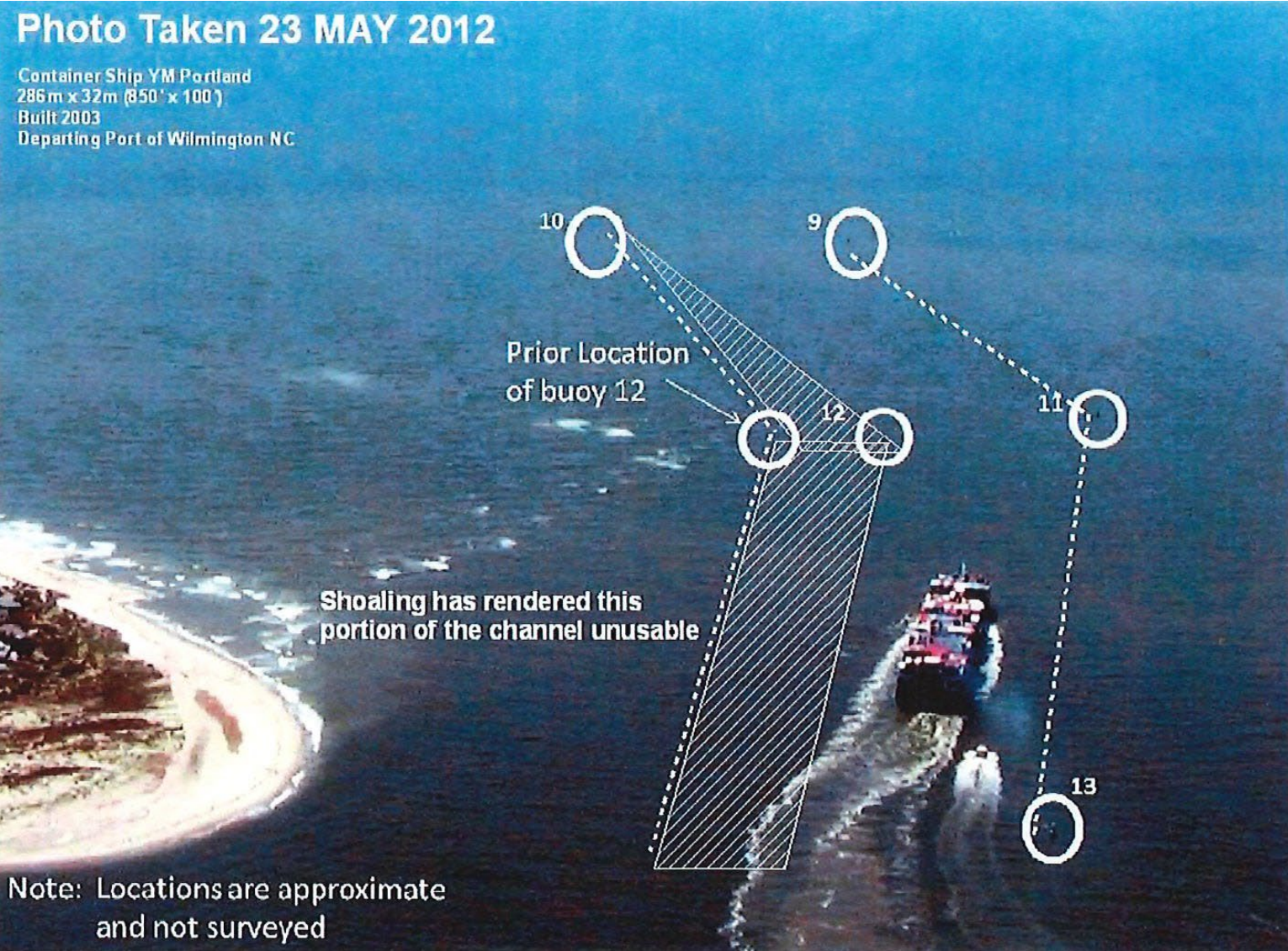
- 2007 - Supplemental funding by the state and BHI (through additional taxation dedicated to stabilization) are required to fund the WHSMP.
- 2009 - This begins the annual dedication of property tax revenues to shoreline protection, including approval by Village Council for creation of MSD Zones (A & B).
- 2009 – WHSMP dredging occurs, sand placed on Caswell and Oak Island beaches. Rehabilitation of groin field. Lack of sand on BHI results in devastating erosion.
- 2010 – Village funds 1st "engineered beach" project with voter approved GO Bond for \$18M which includes 1.85Mcy sand and replacement of 16 soft-tube groins.



2000 to Now (cont.)

- 2011 – No federal funding for SMP. Hurricane Irene damaged the engineered beach and 5 soft groins. Village pays \$230k for additional 350' sandbag revetment and repair to groin field to protect South Bald Head Wynd and utility infrastructure.
- 2012 – Village had spent to date \$25M cumulatively to study and mitigate (beach renourishment) WHP erosion impacts.
- Channel shoaling causes USACE to move buoy 12 and conduct emergency dredging depositing sand offshore.
- The Village seeks and obtains legislative approval to install a Terminal Groin at the Point located between the west and south beaches.

Buoy 12 Moved Due to Shoaling of the Channel



Before Terminal Groin

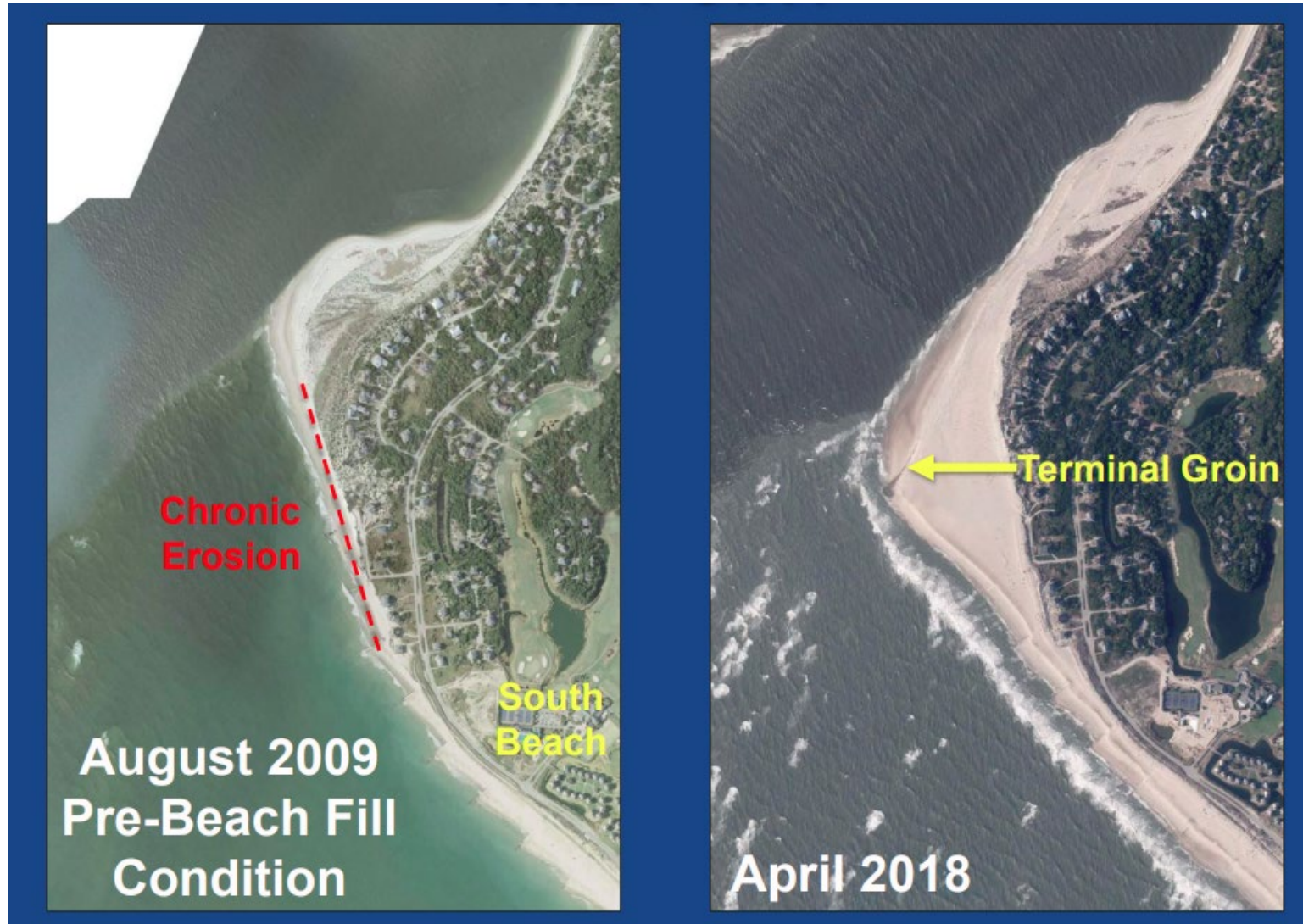


After Terminal Groin

Post TG Construction
2016



Before and After – Terminal Groin





2000 to Now (cont.)

- 2012-2013 – Sand loss and 5 westernmost groins replaced due to damage from Hurricane Irene. BH Creek "emergency sand source" - FEMA PA funded \$1.88M.
- 2015-2016 – 1300' Terminal Groin constructed for \$8M during WHP dredging, MOU with ACOE to place sand in fillet area. Rock extensions & spurs to jetties at the marina entrance channel completed.
- 2017 – 2 detached rock breakwaters added north of the marina entrance.
- 2018 – WHP channel maintenance performed in summer (budget shortfall/higher bids), Sand to Caswell and Oak Island beaches.
- 2018-2019 – Village Projects spends \$11.7M to place 1Mcy of sand from Jay Bird Shoals onto south beach, and \$1M to replace soft groins.



2000 to Now (cont.)

- Combined WHP channel maintenance and Village projects result in some building back of the west beach and 60% or so of south beach eastward from the terminal groin.
- 2020 – 2021 - WHP channel maintenance placed 1.8Mcy of sand, well above expected amounts, along South Beach to Captain Charlies Quarters.
- Village begins planning for locally funded project in 2025.
- 2022 – Sand tube revetment constructed in front of Shoals Club (not Village-funded)
- 2023 – WHP channel maintenance placed 1.0Mcy of sand along 60% of south beach.

Timeline of Shoreline Stabilization Projects

Beach disposal or sand placement activities at Bald Head Island since 1991.

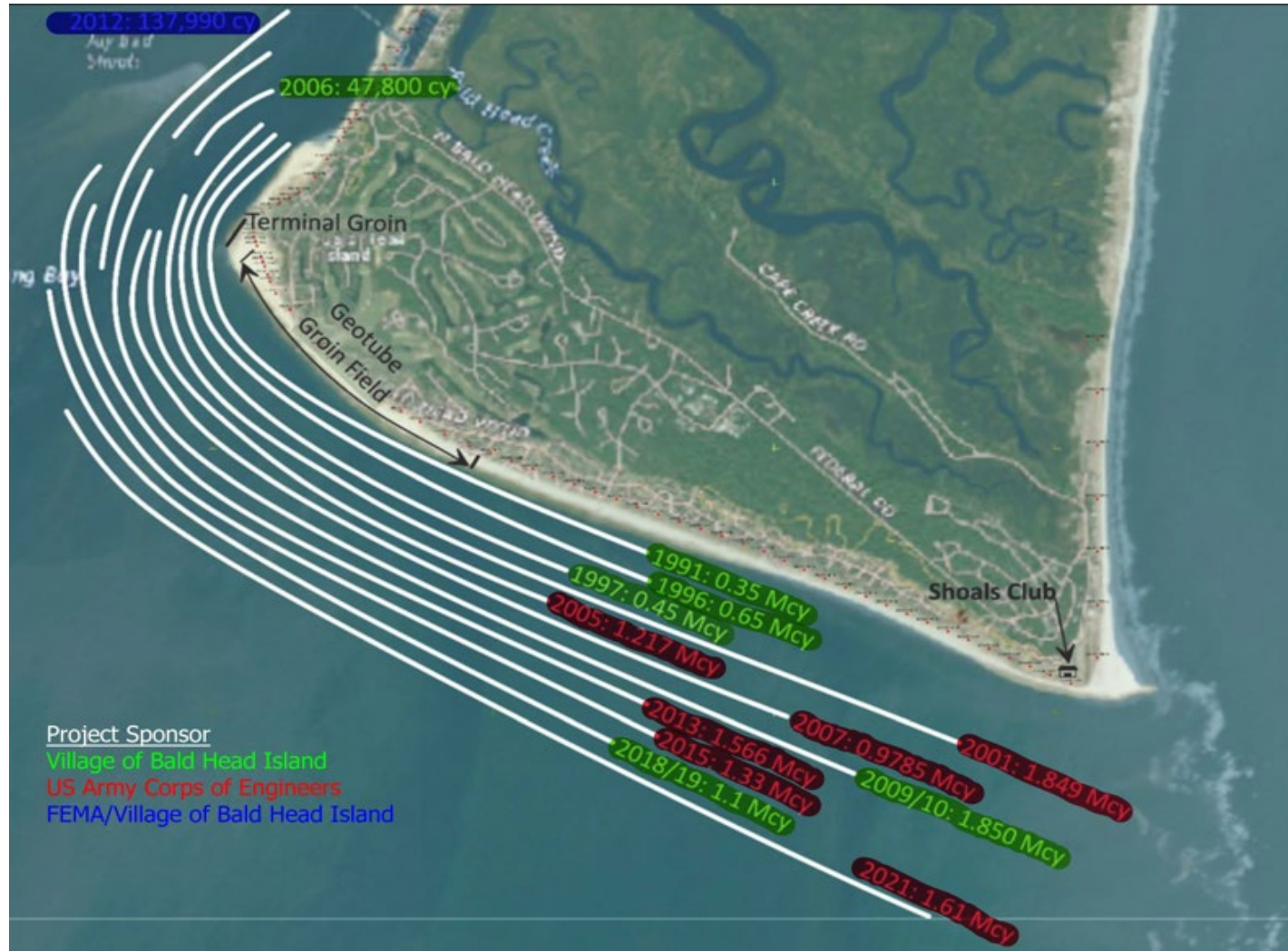
Year	Volume	Sponsor	Location
1991	0.35 ± Mcy	VBHI	(Sta. 24+00 to 138+00)
1996	0.65 ± Mcy	VBHI	(Sta. 24+00 to 142+00)
1997	0.45 ± Mcy	VBHI	(Sta. 24+00 to 128+00)
2001	1.849 ± Mcy	USACE*	South Beach (Sta. 41+60 to 205+50)
2005	1.217 ± Mcy	USACE*	South Beach (Sta. 46+00 to 126+00)
2006	47,800 cy	VBHI	West Beach (Sta. 16+00 to 34+00)
2007	0.9785 ± Mcy	USACE*	South Beach (Sta. 46+00 to 174+00)
2009/10	1.850 ± Mcy	VBHI	West Beach (Sta. 8+00 to 32+00) South Beach (Sta. 40+00 to 190+00)
2012	137,990 cy	FEMA/VBHI	West Beach & Western South Beach
2013	1.566 ± Mcy	USACE*	South Beach (Sta. 44+00 to 150+00)
	92,500 cy		West Beach (Sta. 8+00 to 27+00)
2015	1.33 ± Mcy	USACE*	South Beach (Sta. 41+50 to 154+00)
2016/17	50,000 cy	VBHI	West Beach and Row Boat Row
2018/19	1.1 Mcy	VBHI	South Beach (Sta. 49+00 to Sta. 146+00)
2021	1.61 Mcy	USACE	South Beach (Sta. 60+00 to Sta. 212+00)
2023	1.3 Mcy	USACE	South Beach (Sta. 60+00 to Sta. 165+00)

* Disposal pursuant to the WHSMP. Dredge volume estimate (pre-losses).



Timeline of Shoreline Stabilization Projects

Beach disposal or sand placement activities at Bald Head Island since 1991.



Before and After South Beach Sand Placement & BHI Dune Planting



Before (2005)



After (2007)

Before and After – Mid Section of South Beach



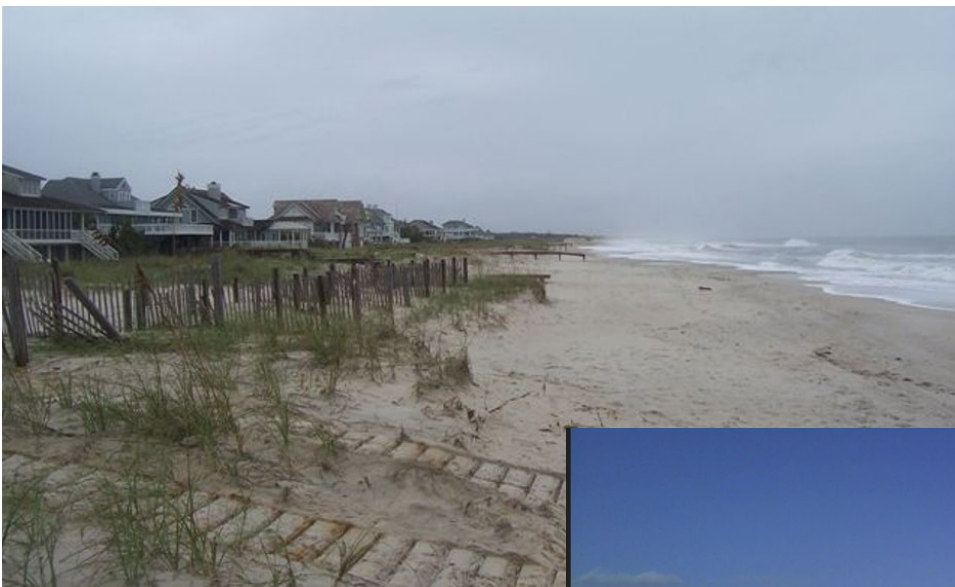
Before and After – South Beach



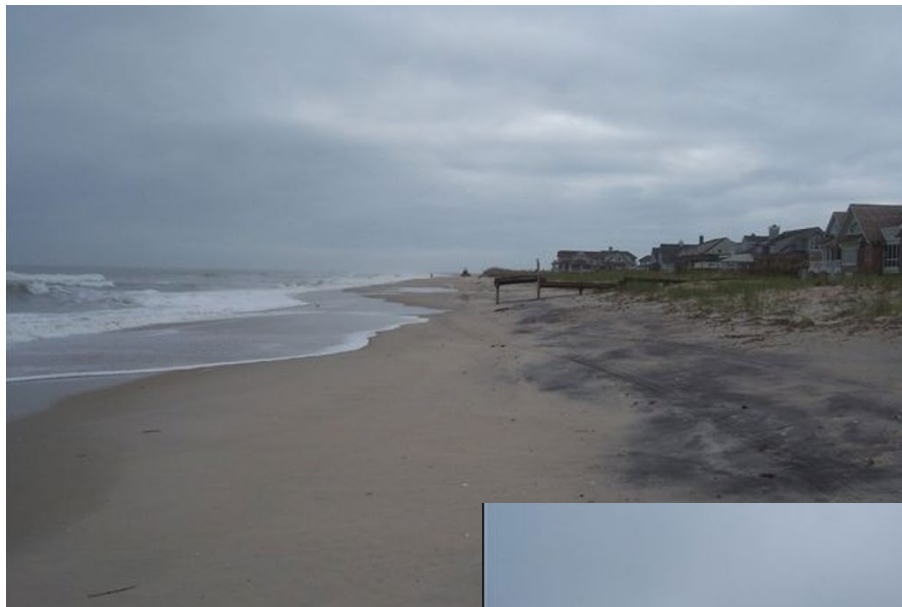
Before and After – South Beach



Before and After – East Beach North View



Before and After – East Beach South View





What Have We Learned?

- Engineered stabilization with structures work.
- Public Utility infrastructure (water and sewer system, roads, etc.) is now better protected.
- Property values and investments have been protected and enhanced.
- Bird nesting and turtle nesting areas are preserved and/or enhanced at various locations along the oceanfront shoreline.
- Engineered (non-federal) beach is eligible for FEMA post-disaster funding to mitigate storm damage.
- FEMA PA reimbursed Village for damages to the engineered beach following Hurricane Irene in 2012



2025 Plan as Proposed

- East end of public south beach - the last mile - has seen little sand placement since 2000 with only 4 projects having extended past Killegray Ridge/Floras Bluff.
- Private properties at this location have seen the loss of property to the ocean.
- The Village is currently seeking a two-pronged solution.
- Section A maintains the existing terminal groin fillet extending through the soft-tube groin field through sand placement from Jay Bird Shoals (both required conditions by the State and ACOE).
- Section B places sand at the east end of south beach to mitigate chronic erosion.

Proposed Beach Fill Locations

Proposed Beach Fill Locations

The image shows an aerial photograph of a coastline with a bay. Two areas of the beach are highlighted in green. A yellow arrow points from the text 'Section A Fill' to the first green area, and another yellow arrow points from 'Section B Fill' to the second green area. The map shows buildings, trees, and the ocean.

Section "A" Fill

Section "B" Fill

The logo for the Village of Baldhead Island, featuring a lighthouse and the text 'VILLAGE OF BALDHEAD ISLAND'.





Section A – West End Project

- Dredges approximately 500Kcy of sand from Jay Bird Shoals borrow site.
- Places sand within the Terminal Groin fillet.
- Places sand further eastward through the soft-tube groin field.
- Replaces the 13 soft-tube groins in the area.
- Total cost of this project is \$13.5M to be paid off in seven years.
- No impact on taxes is expected as we will complete our debt service obligation from the 2018-2019 project in 2025.
- Focus on continued long-term maintenance of shoreline in meeting State & ACOE requirements of the Terminal Groin legislation and soft-tube groin field per the Sand Management Plan (SMP).

Section A – West End Project (Cont.)





Section B – East End Project

- Dredges approximately 500Kcy of sand from Jay Bird Shoals borrow site.
- Places sand from the Flora's Bluff/Killegray Ridge area eastward to the Point at Cape Fear.
- Total cost of this project is estimated at \$4.5M to be paid off in seven years.
- Village has requested a federal grant for \$4.5M for this project. If received, it will not be necessary to issue \$4.5M in bonds, thus no impact on taxes. We are expecting approval.
- If the federal grant is NOT approved, there will need to be an increase in the property tax rate(s) to cover the debt service obligation.

Section B – East End Project (Cont.)





East End Project – Other Village Actions

- Continue to work with coastal engineer to study the area as sand movement is less drastic than on west end of south beach and the east end erosion problem is potentially subject to natural recovery thereby obfuscating a Village fill project.
- Work with the USACE on an agreement that may allow Village input on future sand placement for WHP projects with cost sharing.
- Seek approvals to use Frying Pan Shoals as a future "long-term" borrow site.
- Seek state approval to install soft groin field on east end including a long-term plan for maintenance.
- Seek state approval to install a terminal groin at the Point at Cape Fear to slow the movement of sand along east and south beaches.



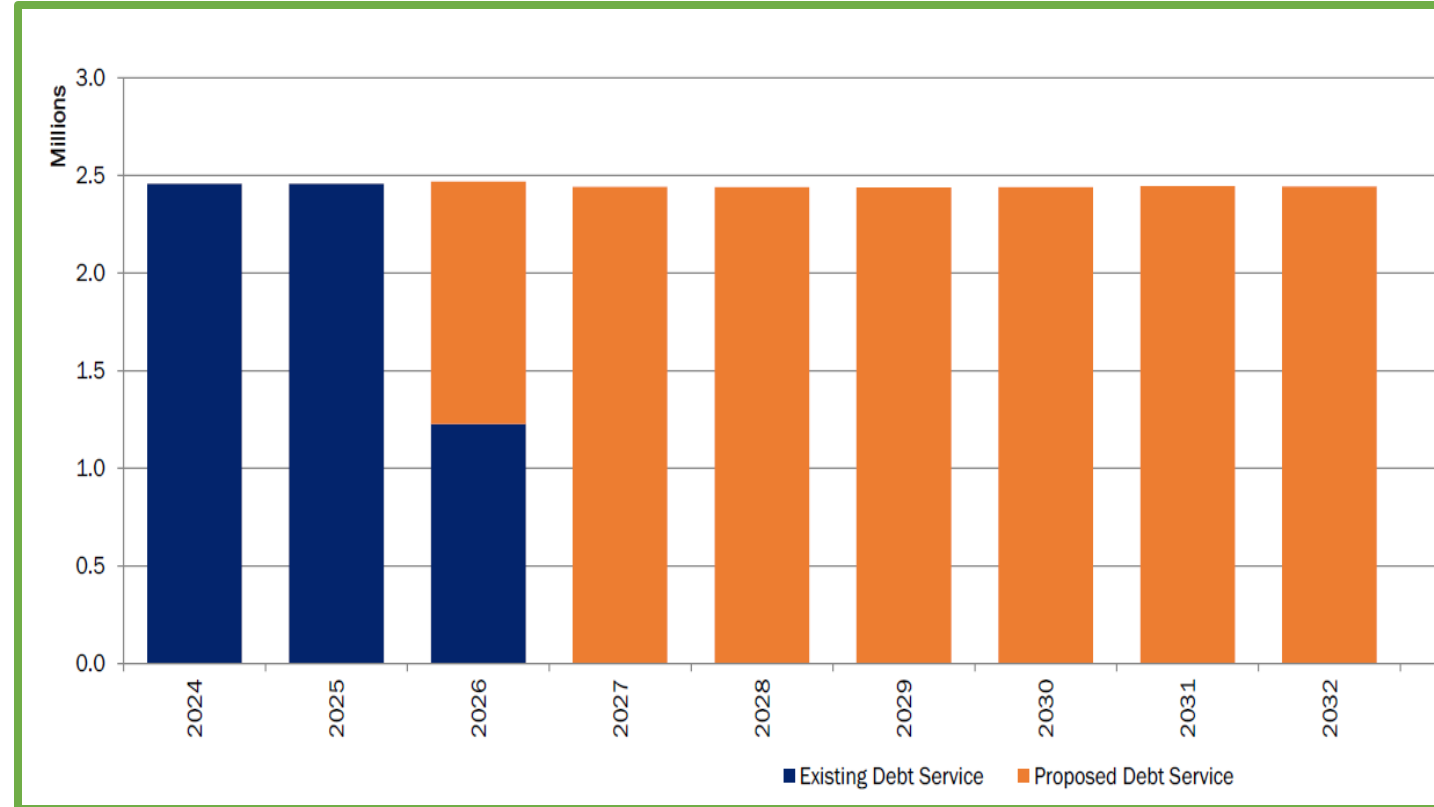
Project Funding and Potential Borrowings

- The Village is going to hold two General Obligation Bond referenda to fund beach improvements, including replacement of a groin field and transporting and providing additional sand and dunes, all for the control of beach erosion and flood and hurricane protection.
- **3 possible scenarios to fund projects:**
 - Scenario A would require the passing of Referendum A for **\$13.5 million.**
 - Scenario B would require the passing of both Referendum A and B for an additional **\$4.5 million.**
 - Scenario C would require the passing of both Referenda and the Village would call on the remaining funds from the prior GO Bond for an additional **\$2.2 million.**



Debt Obligations – Referendum A

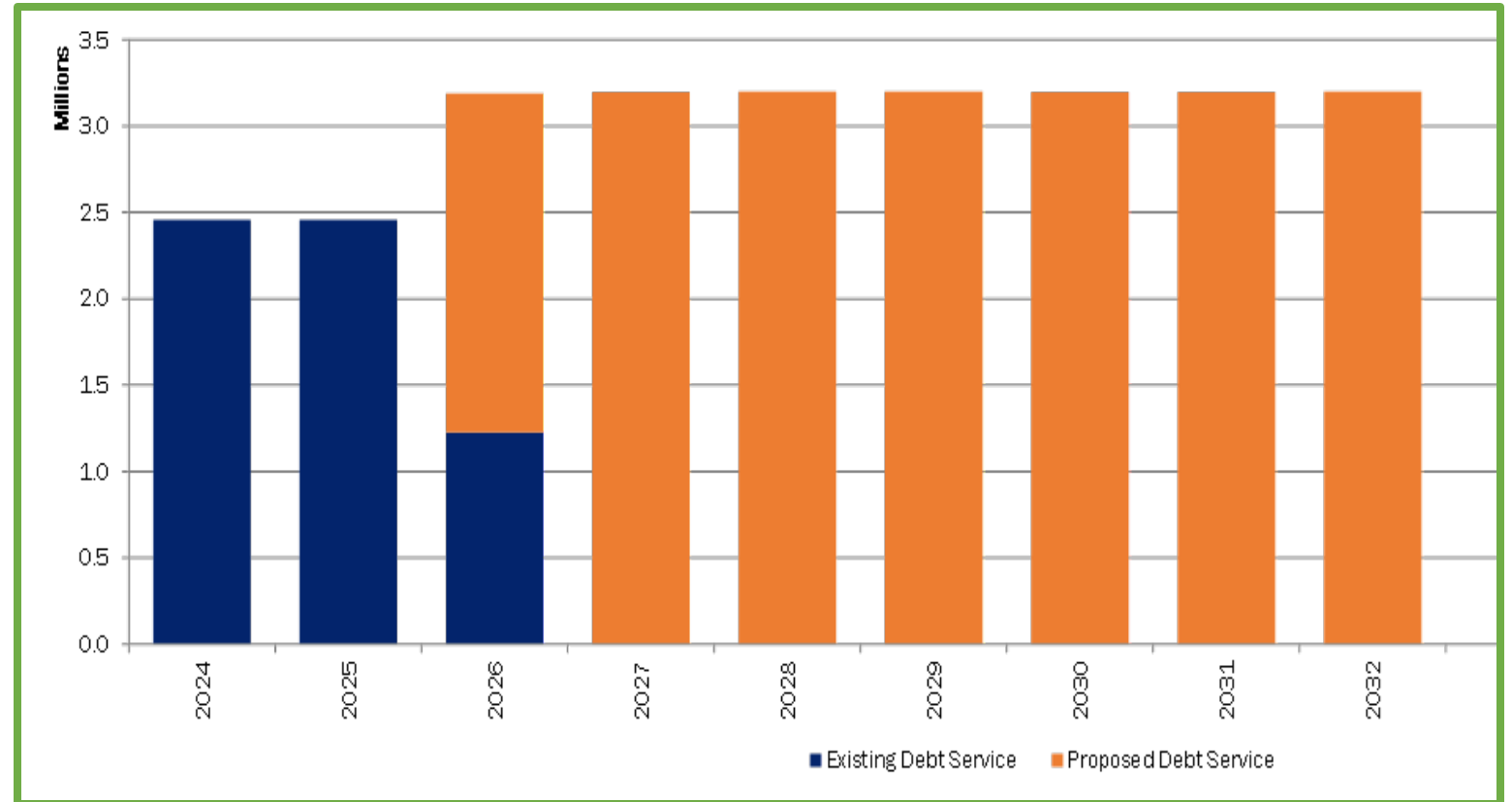
- **\$13.5M** over a 7-year term at an estimated 4.50%:
- The proposed debt service would begin in FY 2026 and be structured such that the combined existing 2018 GO Bond plus the proposed GO Bond would match the Village's prior debt service payments on the existing 2018 GO Bond (~\$2.5 million) and then remain at that level for the remaining 6 years.





Debt Obligations – Referendum B

- **Additional \$4.5M** over a 7-year term at 4.50%:
- The proposed debt service would begin in FY 2026 and be structured such that the combined existing 2018 GO Bond plus the proposed GO Bond would increase to ~\$3.2 million in FY 2026 and remain at that level for the remaining 6 years.





Debt Obligations – Outstanding

- The Village is required to issue a Statement of Debt with its application to the LGC.
- This application shows the “Total Gross Debt” of the Village as defined by the LGC/State Statutes and includes:
 - Outstanding GO Bond Debt
 - The Proposed Financing
 - Unissued bonds authorized by adopted Bond Orders
 - Outstanding (Non-GO Bond) Debt
- Also includes the percentage of Net Debt to assessed property values.

STATE OF NORTH CAROLINA
DEPARTMENT OF STATE TREASURER

*State and Local Government Finance Division
and the Local Government Commission
8200 Atlantic Avenue, Longleaf Building, Raleigh, North Carolina 27604*

STATEMENT OF DEBT
For Village of Bald Head Island, North Carolina

To be filed with the application. The debt described below should not include debt incurred or to be incurred in anticipation of the collection of taxes or other revenues or in anticipation of the sale of bonds other than funding or refunding bonds. The debt described below should not include revenue bonds or special obligation bonds.

A. Gross Debt

1. Outstanding debt evidenced by bonds:

<u>Purpose</u>	<u>Amount</u>	
Water		
Sanitary Sewer		
Electric		
Gas		
Other	\$4,719,767	\$4,719,767 _____

2. The proposed financing, and bonds authorized by orders introduced but not yet adopted:

<u>Date Introduced</u>	<u>Purpose</u>	<u>Amount</u>	
11/17/23	Beach Improvements	\$18,000,000	
			\$18,000,000 _____

3. Unissued bonds authorized by adopted orders:

<u>Date Introduced</u>	<u>Purpose</u>	<u>Amount</u>	
6/8/18	Beach Improvements	\$2,300,000	
7/16/21	Public Transportation	\$54,000,000	
			\$56,300,000 _____

4. Outstanding debt not evidenced by bonds (lease-purchase agreements):

<u>Date Incurred</u>	<u>Purpose</u>	<u>Amount</u>	
12/12/16	Public Safety Building	\$1,625,000	
1/12/17	Public Safety Building	\$975,000	
9/22/21	Contractor Svcs. Project	\$1,434,043	
			\$4,034,043 _____

Total Gross Debt (Sum of 1, 2, 3 and 4) \$88,053,810 _____

LGC-109 (Back)
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LGC-109 (Back)

B. Deductions

- Funding and refunding bonds authorized by orders introduced but not yet adopted. \$ _____
- Funding and refunding bonds authorized but not issued. \$ _____
- Amount held in sinking funds or otherwise for the payment of gross debt other than debt incurred for water, gas, electric light or power purposes or sanitary sewer purposes (to the extent deductible under Section 159-55[b] of the Local Government Bond Act), or two or more of these purposes. \$ _____
- Bonded debt included in gross debt and incurred or to be incurred for water, gas or electric light or power purposes, or any two or more of these purposes. \$ _____
- Bonded debt included in gross debt and incurred or to be incurred for sanitary sewer system purposes (to the extent deductible under Section 159-55[b] of The Local Government Bond Act). \$ _____
- Uncollected special assessments levied for local improvements for which gross debt (that is not otherwise deducted) was or is to be incurred, to the extent it will be applied, when collected, to the payment of such gross debt. \$ _____
- Estimate of special assessments to be levied for local improvements for which any part of gross debt (that is not otherwise deducted) was or is to be incurred, to the extent that the special assessments when collected, will be applied to the payment of any part of gross debt. \$ _____

Total Deductions (Sum of 1 through 7) \$ _____

C. Net Debt being the difference between Total Gross Debt (A) and Total Deductions (B). \$88,053,810 _____

D. Assessed Value of property subject to taxation being the value from which the assessed value was last fixed for taxation as revealed by the County tax records and certified by the County Tax Supervisor. \$1,884,919,192 _____

E. Percentage that Net Debt bears to the assessed value of property subject to taxation (C ÷ D) _____ 4.63%



Debt Obligations – Outstanding (cont.)

Statement of Debt (Condensed)

Outstanding Debt Evidence by (G.O.) Bonds:	<u>\$4,719,767</u>
2018 GO Bond Remaining Debt	\$4,719,767
Proposed Financing, and authorized bonds not yet adopted:	<u>\$18,000,000</u>
2025 Beach Improvements GO Bond - 1	\$13,500,000
2025 Beach Improvements GO Bond – 2	\$4,500,000
Unissued Bonds authorized by adopted orders:	<u>\$56,300,000</u>
2018 GO Bonds – Beach Improvements	<u>\$2,300,000</u>
Public Transportation	\$54,000,000
Outstanding Debt Not Evidenced by Bonds (non-GO Bond Debt):	<u>\$4,034,043</u>
Public Safety Building – 1	\$1,625,000
Public Safety Building – 2	\$975,000
Contractor Services Project.....	\$1,434,043
TOTAL GROSS DEBT	<u>\$83,053,810</u>

Using the island-wide assessed property valuation, the percentage that Net Debt bears to the assessed property values* is calculated as follows:

$$\frac{\textit{Total Gross Debt}}{\textit{Assessed Property Valuation}} = 4.53\%$$

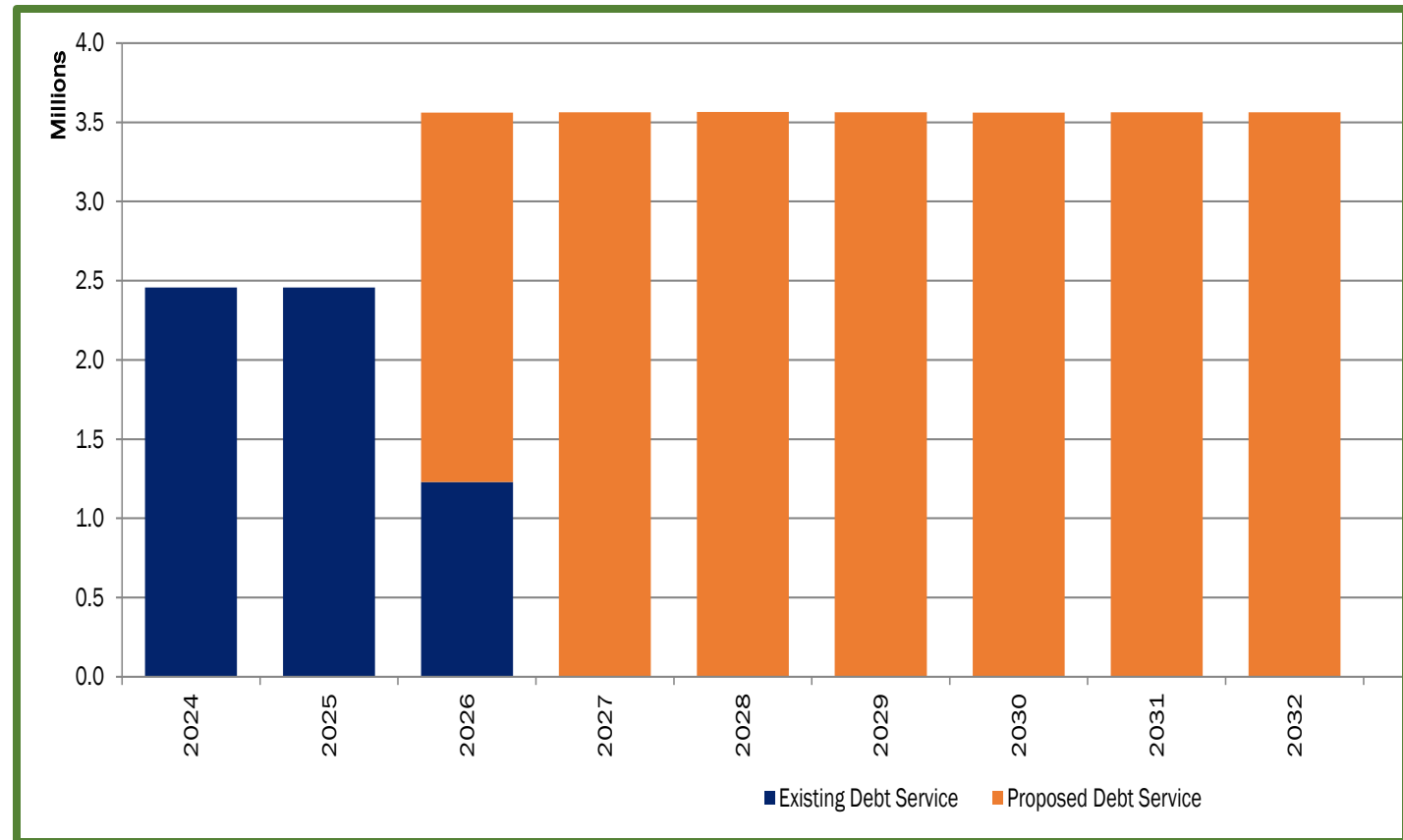
$$\frac{\$83,053,810}{\$1,834,919,192} = 4.53\%$$

*Max. allowed is 8%.



Debt Obligations – Outstanding (cont.)

- **Previously authorized \$2.2M** (of \$2.3m) from a prior beach project – never called.
- Estimated over a 7-year term at 4.50%:
- The proposed debt service would begin in FY 2026 and be structured such that the combined existing 2018 GO Bond plus the proposed GO Bonds, and previously authorized bond would increase to ~\$3.6 million in FY 2026 and remain at that level for the remaining 6 years.





Let's Talk About Taxes

- Property owners have been paying dedicated property taxes for beach stabilization projects since FY 2010.
- A portion of the Island Wide Property Tax Rate is allocated towards the repayment of Beach Renourishment Debt Service Obligations.
- MSD Zones A and B were created in FY 2010 to aid in the repayment of Beach Renourishment Debt Service.

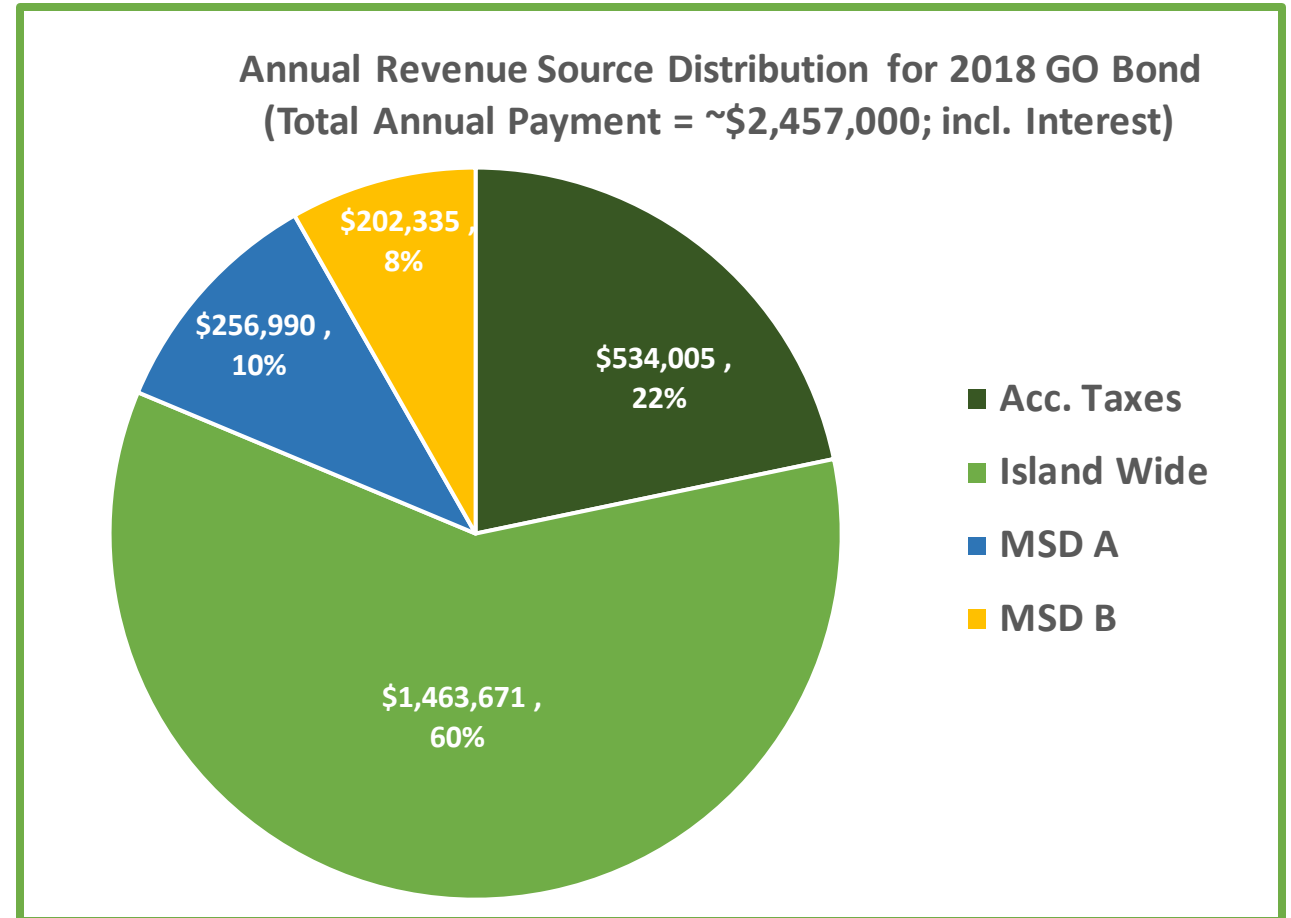


	Island Wide Base Rate	Portion of Island Wide Rate for Debt Service	MSD A	MSD B
FY 2010	\$0.2650	\$0.0800	\$0.0400	\$ 0.0200
FY 2011	\$0.3275	\$0.1000	\$0.0550	\$ 0.0350
FY 2012	\$0.5900	\$0.1550	\$0.0808	\$ 0.0506
FY 2013	\$0.5950	\$0.1600	\$0.0808	\$ 0.0506
FY 2014	\$0.5950	\$0.1600	\$0.0808	\$ 0.0506
FY 2015	\$0.5950	\$0.1600	\$0.0808	\$ 0.0506
FY 2016	\$0.6713	\$0.1600	\$0.0808	\$ 0.0506
FY 2017	\$0.6713	\$0.1600	\$0.0808	\$ 0.0506
FY 2018	\$0.6713	\$0.1600	\$0.0808	\$ 0.0506
FY 2019	\$0.6863	\$0.1750	\$0.0908	\$ 0.0556
FY 2020	\$0.6863	\$0.1750	\$0.0908	\$ 0.0556
FY 2021	\$0.6863	\$0.1750	\$0.0908	\$ 0.0556
FY 2022	\$0.6863	\$0.1750	\$0.0908	\$ 0.0556
FY 2023	\$0.7213	\$0.1250	\$0.0908	\$ 0.0556
FY 2024	\$0.5779	\$0.0806	\$0.0668	\$ 0.0383



Let's Talk About Taxes

- In addition to Property Taxes, a portion of all Accommodation Taxes paid to the Village is used to help fund the cost of the Debt Service Obligation for Beach Renourishment GO Bonds.
- **Example:**
 - **Current Repayment of 2018 GO Bond:**
 - **Island Wide Taxes: \$1,463,671 (60%)**
 - **MSD Zone A: \$256,990 (10%)**
 - **MSD Zone B: \$202,335 (8%)**
 - **Accommodation Taxes: \$534,005 (22%)**





Tax implications of Scenario A (\$13.5M)

- According to estimates from our financial advisors, current property tax rates are expected to cover the debt service obligation for this project.

Current Tax Rates:	
Island Wide	\$0.5779
MSD Zone A	\$0.0668
MSD Zone B	\$0.0383

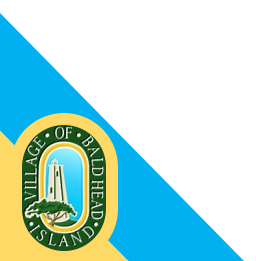
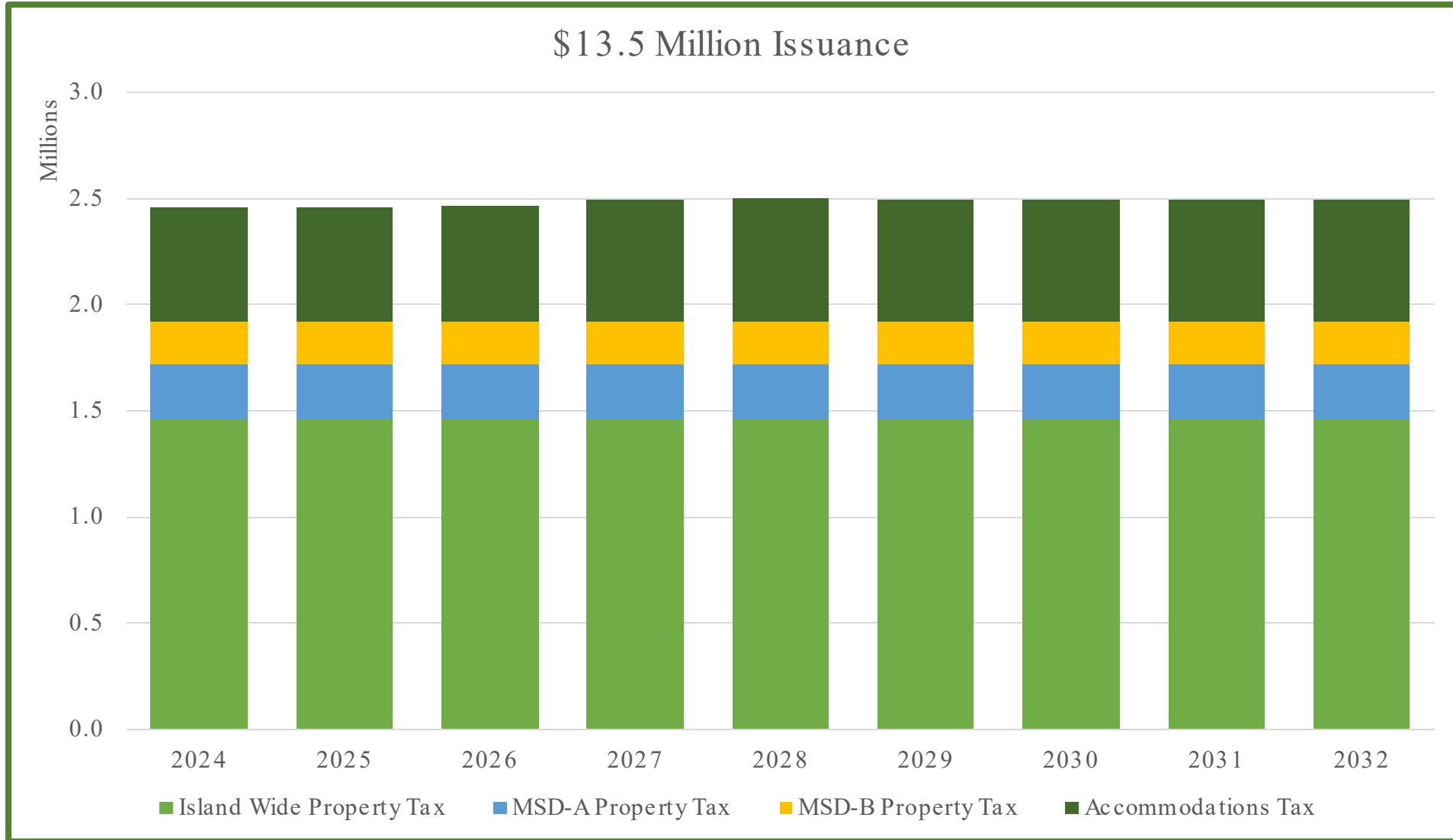


Proposed Tax Rates:	
Island Wide	\$0.5779
MSD Zone A	\$0.0668
MSD Zone B	\$0.0383

Tax implications of Scenario A (\$13.5M) (cont.)



Tax implications of Scenario A (\$13.5M) (cont.)

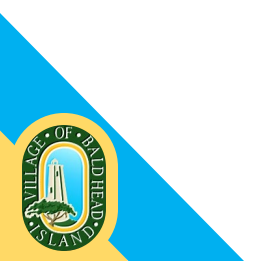
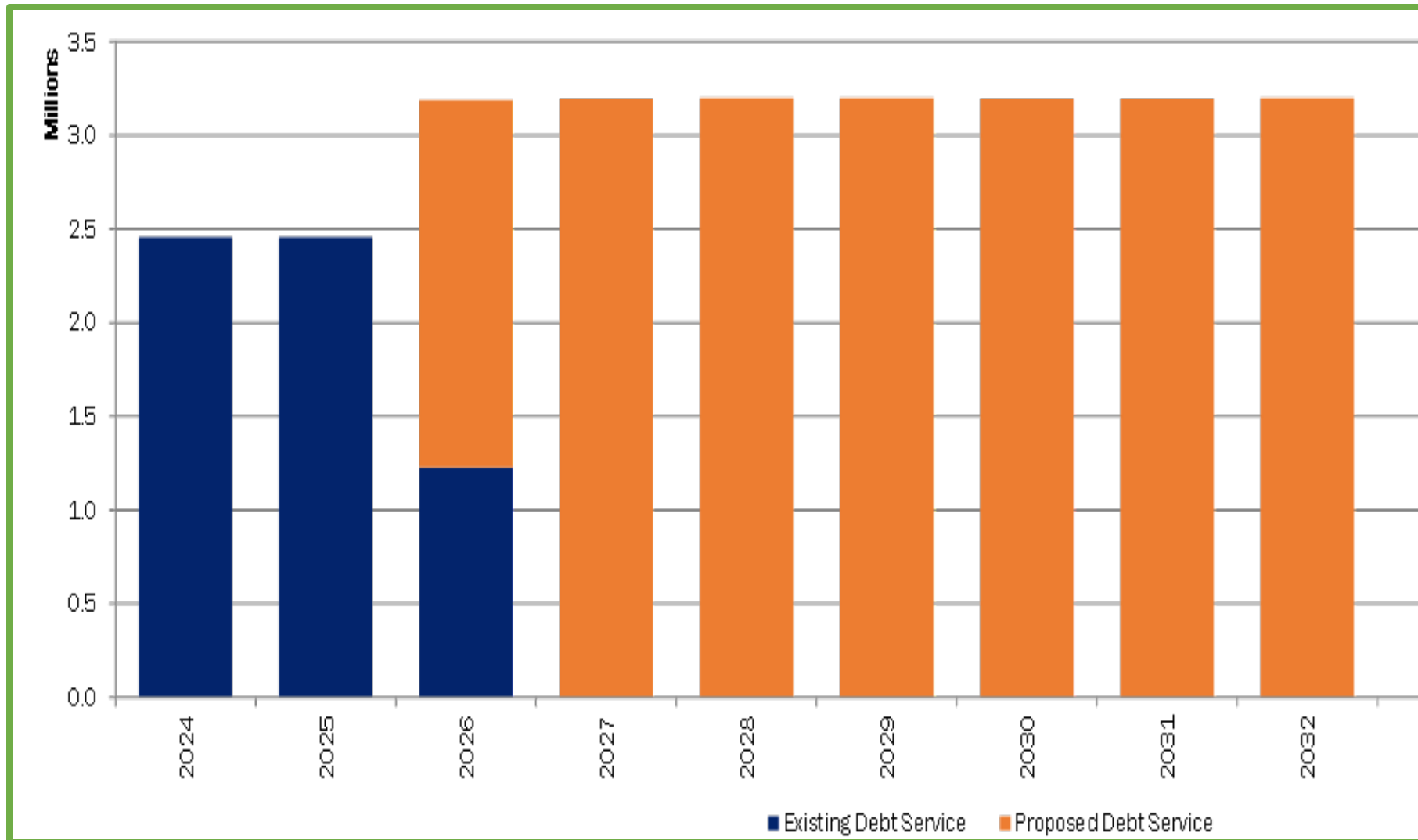




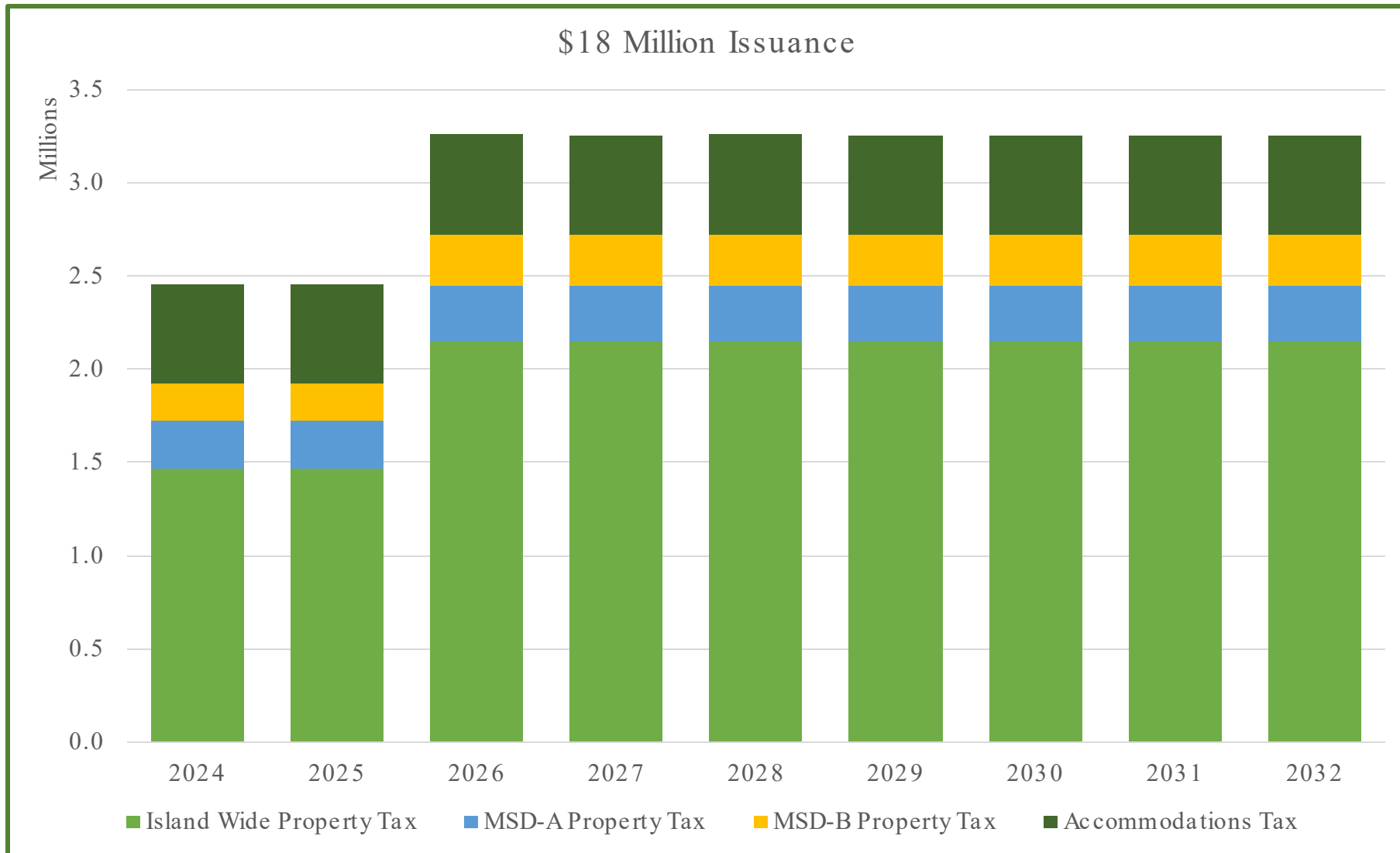
Tax implications of Scenario B (Add'l. \$4.5M)

- If federal grant is approved, there will be little to no impact on property tax rates.
- If federal grant is not approved and the Village is approved to borrow the full \$4.5M for Scenario B (in addition to the \$13.5M for Scenario A) there would be possible tax implications (total \$18M):
 - Conservative estimates:
 - The island-wide rate would need to be increased by \$0.0350.
 - Both MSD Zones would need to be increased by \$0.0125, each.

Tax implications of Scenario B (Add'l \$4.5M)(cont.)



Tax implications of Scenario B (Add'l \$4.5M)(cont.)



Tax implications of Scenario B (Add'l \$4.5M)(cont.)

\$ Impact of Property Tax Rate on Tax Bills:

Island Wide			
Assessed Value of Homes	Current Tax Rate \$0.5779	Proposed Tax Rate \$0.6129	Difference \$0.0350
\$500,000	\$2,890	\$3,065	\$175
\$1,000,000	\$5,779	\$6,129	\$350
\$1,500,000	\$8,669	\$9,194	\$525
\$2,000,000	\$11,558	\$12,258	\$700
\$2,500,000	\$14,448	\$15,323	\$875

MSD Zone A			
Assessed Value of Homes	Current Tax Rate \$0.0668	Proposed Tax Rate \$0.0793	Difference \$0.0125
\$500,000	\$334	\$397	\$63
\$1,000,000	\$668	\$793	\$125
\$1,500,000	\$1,002	\$1,190	\$188
\$2,000,000	\$1,336	\$1,586	\$250
\$2,500,000	\$1,670	\$1,983	\$313

MSD Zone B			
Assessed Value of Homes	Current Tax Rate \$0.0383	Proposed Tax Rate \$0.0508	Difference \$0.0125
\$500,000	\$192	\$254	\$63
\$1,000,000	\$383	\$508	\$125
\$1,500,000	\$575	\$762	\$188
\$2,000,000	\$766	\$1,016	\$250
\$2,500,000	\$958	\$1,270	\$313

Example: Property in MSD Zone A or B, valued at \$1.5M, would see a tax bill increase of \$713.

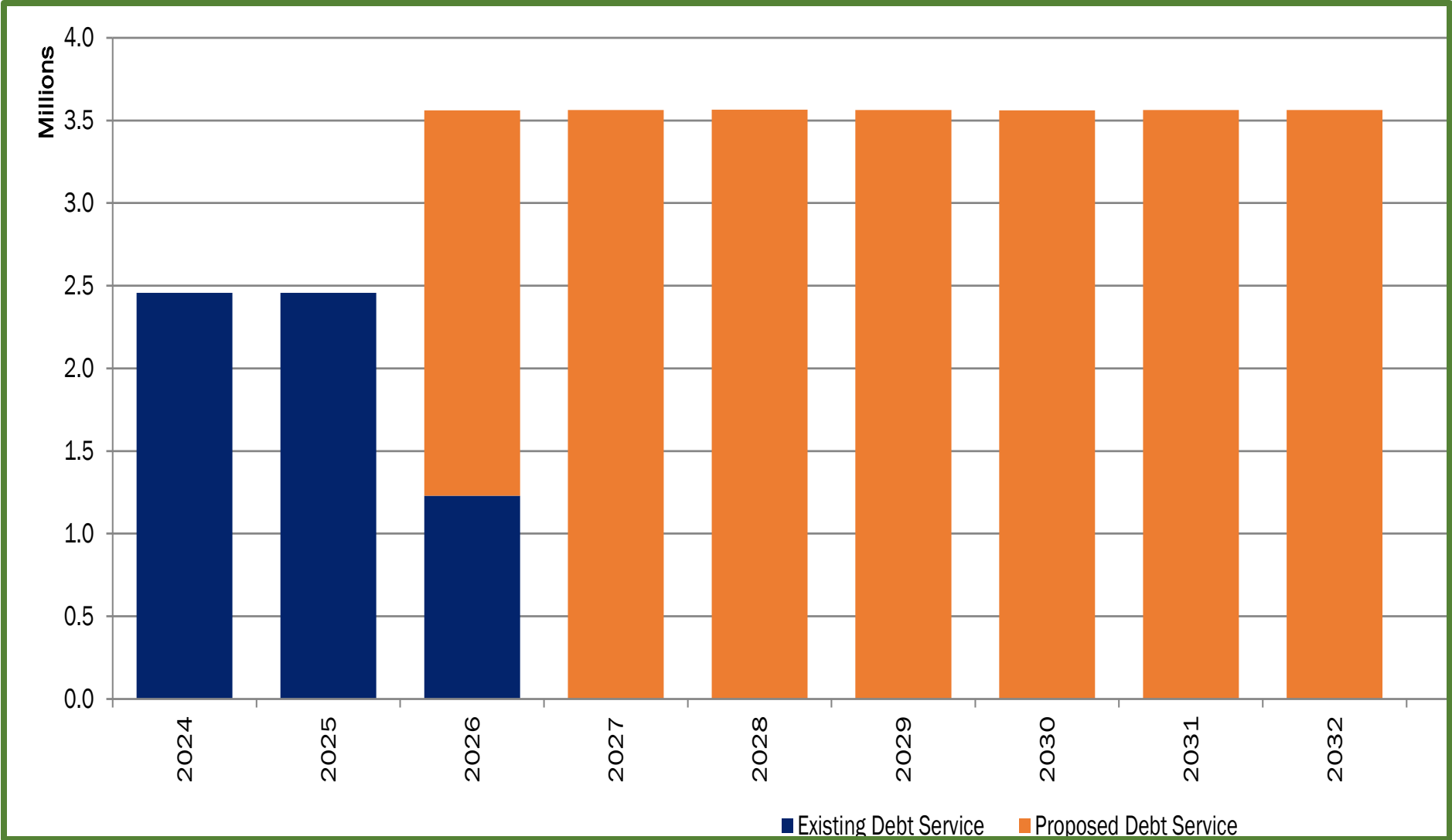




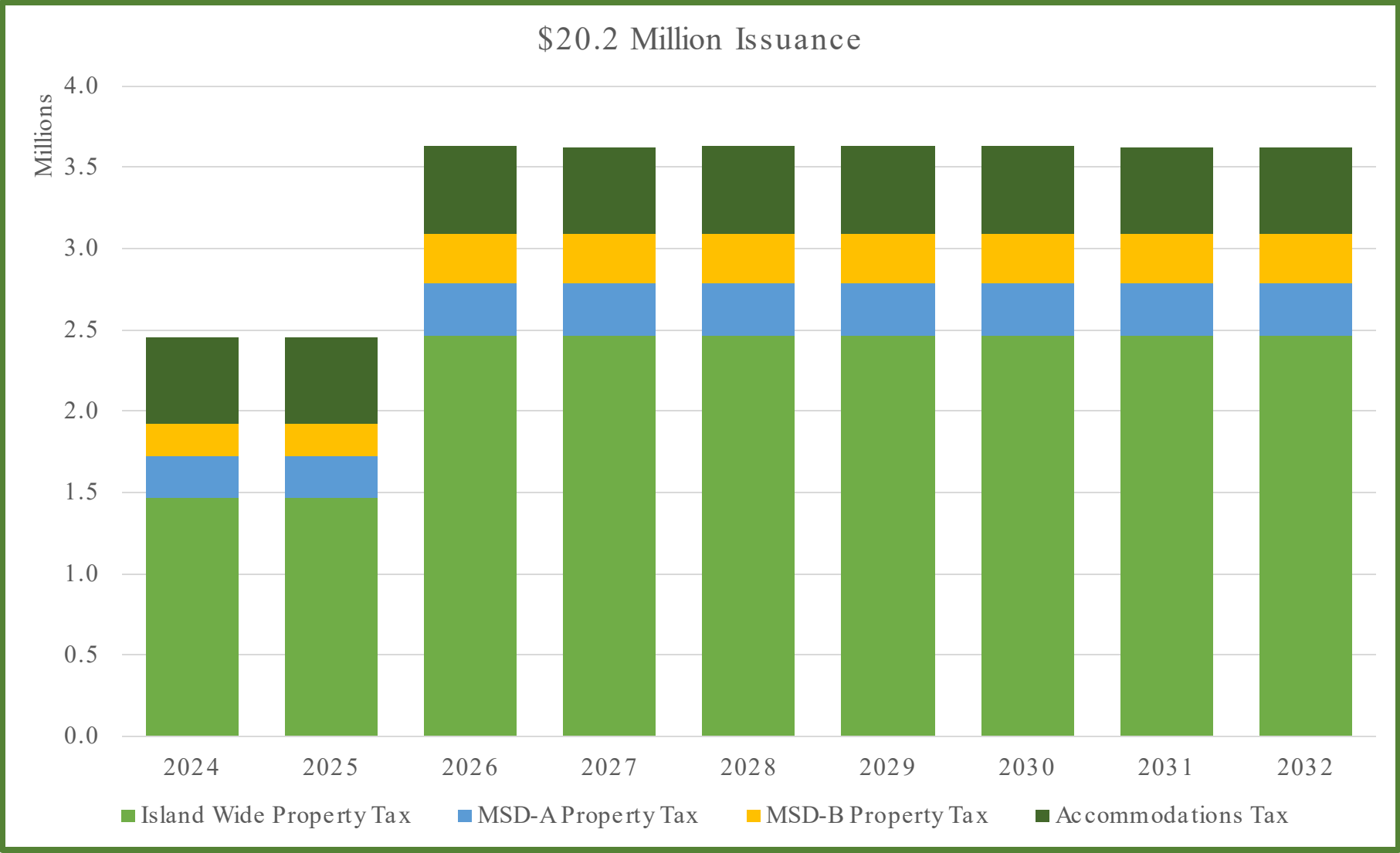
Tax implications of Scenario C (Prev. \$2.2M)

- If the Village is approved to borrow the full \$4.5M and the \$13.5M and has to utilize additional funds remaining from the prior GO Bond of \$2.2M - there would be possible tax implications:
 - Conservative estimates:
 - The island-wide rate would need to be increased by \$0.0550.
 - Both MSD Zones would need to be increased by \$0.0183, each.

Tax implications of Scenario C (Prev. \$2.2M) (cont.)



Tax implications of Scenario C (Prev. \$2.2M) (cont.)



Tax implications of Scenario C (Add'l \$2.2M)(cont.)

\$ Impact of Property Tax Rate on Tax Bills:

Island Wide			
Assessed Value of Homes	Current Tax Rate	Proposed Tax Rate	Difference
	\$0.5779	\$0.6329	\$0.0550
\$500,000	\$2,890	\$3,165	\$275
\$1,000,000	\$5,779	\$6,329	\$550
\$1,500,000	\$8,669	\$9,494	\$825
\$2,000,000	\$11,558	\$12,658	\$1,100
\$2,500,000	\$14,448	\$15,823	\$1,375

MSD Zone A			
Assessed Value of Homes	Current Tax Rate	Proposed Tax Rate	Difference
	\$0.0668	\$0.0851	\$0.0183
\$500,000	\$334	\$426	\$92
\$1,000,000	\$668	\$851	\$183
\$1,500,000	\$1,002	\$1,277	\$275
\$2,000,000	\$1,336	\$1,702	\$366
\$2,500,000	\$1,670	\$2,128	\$458

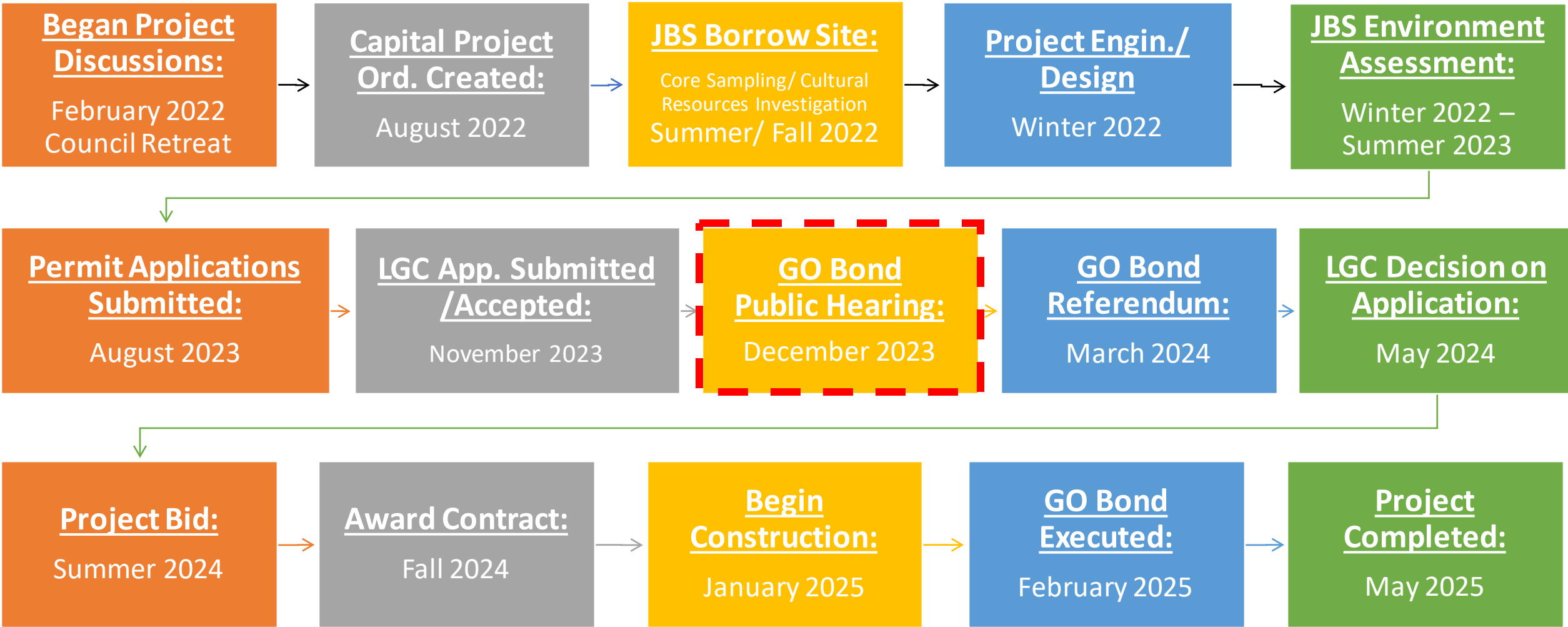
MSD Zone B			
Assessed Value of Homes	Current Tax Rate	Proposed Tax Rate	Difference
	\$0.0383	\$0.0566	\$0.0183
\$500,000	\$192	\$283	\$92
\$1,000,000	\$383	\$566	\$183
\$1,500,000	\$575	\$849	\$275
\$2,000,000	\$766	\$1,132	\$366
\$2,500,000	\$958	\$1,415	\$458

Example: Property in MSD Zone A or B, valued at \$1.5M, would see a tax bill increase of \$1,100





Project Schedule





Timeline to March 5 Referendum

- December 15, 2023 – Public hearing on the funding proposal.
- January 15, 2024 – Absentee ballots will be available.
- February 9, 2024 – Last day to register for the primary and referendum.
- February 15, 2024 – Early voting starts.
- March 5, 2024 – Primary Day.



What Happens if Not Approved?

- Monitor pending natural recovery of the beaches.
- Potential threat to loss of public & private infrastructure landward of the frontal dune system (i.e., primary dune for storm protection, water, sewer, roads).
- More properties along the eastern end of South Beach will lose sand and thus the ability to remodel or rebuild.
- The Shoals Club will lose one pool relatively soon and perhaps a second thereafter.



Thank YOU...

- ...for your investment in Bald Head Island.
- ...for your time today.
- Continue to educate yourself and PLEASE vote.





Q & A

Questions?