CITY OF ST. MARYS GILMAN WATERFRONT DEVELOPMENT

GILMAN BOAT HOUSE CENTER
MARINA FACILITIES EXPANSION
MARSHWALK
WEED STREET RECLAMATION
ECONOMIC DEVELOPMENT
PARTNERSHIP

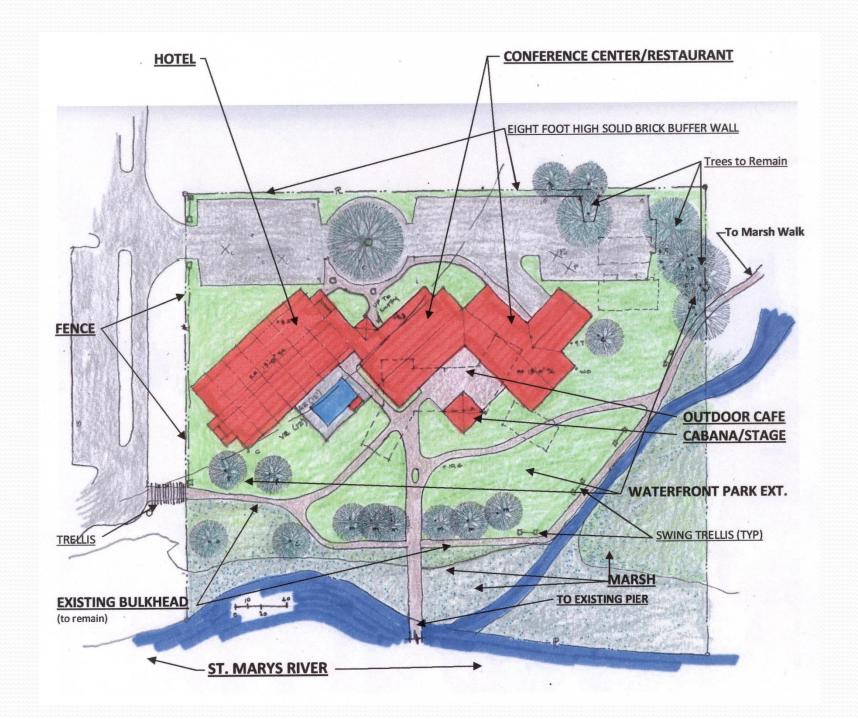
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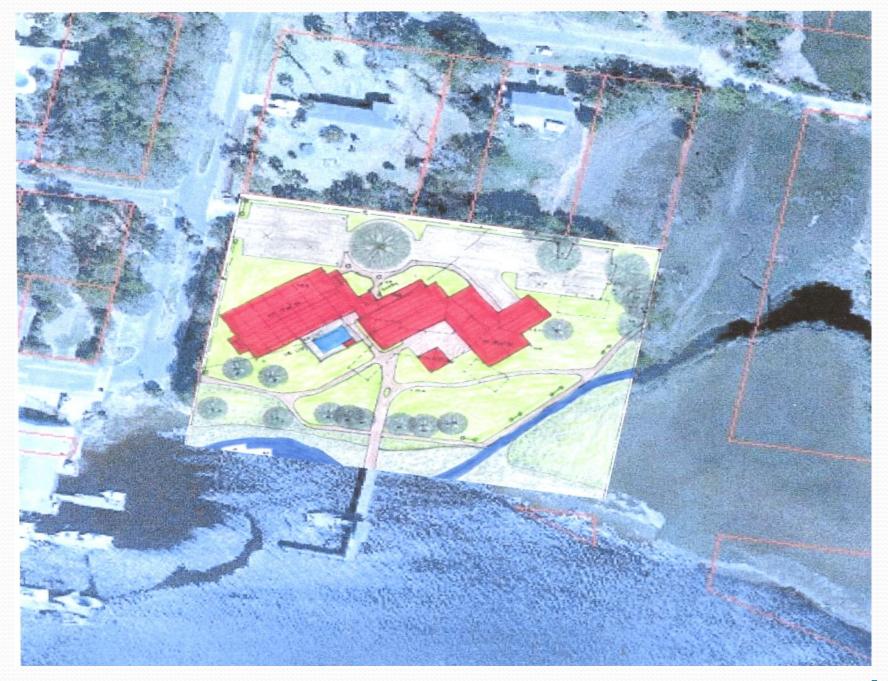
- Consistent with Comprehensive Plan and long term downtown VISION that includes:
- Extending public access along the edges of the river and related waterways
- Projects having connectivity to future components of the Comprehensive Plan
- Encourage Public--Private Partnerships to achieve these goals

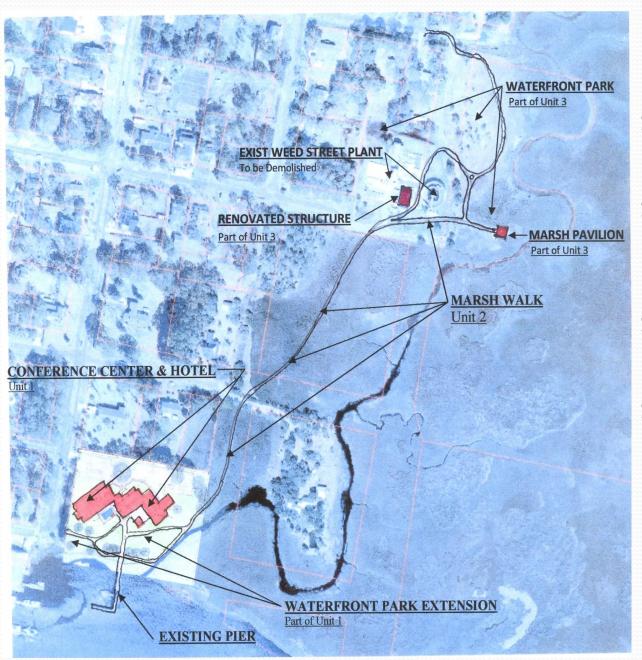
June 11, 2010

Opportunity Highlights

- > ECONOMIC DEVELOPMENT
 - ✓ Enhanced Visitor Draw
 - ✓ Increased customers for local businesses
 - ✓ Increased property tax base and revenue
 - ✓ Increased bed tax revenue
 - ✓ Increased LOST and SPLOST revenue
 - ✓ Opportunity for Eco-tourism
- ➤ DESTINATION enabler for attracting the vehicle and boat traveler







Draft Development Considerations

Stage One: Hotel/Conference Center

Stage Two:

Marsh walk to Weed Street with marsh pavilion

State Three:

Potential Discover y Center

Stage Four:

Consideration for extension of marsh walk to Meeting Street boat ramp.

Our Process

- Acquired Property July 7, 2010 and gathering data (benchmarking) on best use alternatives for the property, best financial incentives available and best partnership options
- Exploring loans and grant funds through State, Federal and other sources – met or meeting with:
 - ✓ One Georgia Fund and the Coastal Regional Comm.
 - ✓ Georgia Cities Foundation
 - ✓ Georgia Department of Community Development
 - ✓ Georgia Department of Economic Development
 - ✓ USDA
 - **✓** DNR
 - ✓ Land Trusts
 - ✓ Main Street Programs

Next Steps

- Establishing Project Objectives, timelines and goals with a formal process.
- Developing schedules for Public Input sessions –
 Agency reviews and Private Development concepts
 - ✓ Boutique Hotel Owner/Developer
 - ✓ Local or national restaurant wner/Developer
 - ✓ Conference Center Owner/Developer
 - ✓ Investigating Boathouse immediate use options i.e. mini conference center or alternatives