St. Marys Marine Center

Project Update
April 2018
Where we are today

• 50 acres of 719 acre site
• JDA under contract as of July 31, 2017
• Due diligence underway as of August 1, 2017
• 8 months in to due/diligence
Where we are going

- St. Marys Marine Center featuring...
  - Boat slips
  - Yacht haul-out
  - Marine trades/service
  - Dry storage
  - Retail
  - Restaurant
  - Light industry
Key steps to get us there

**Joint Development Authority**

- Secure Property
- Due diligence
  - Civil
  - Environmental
  - Permitting
- Secure Developer

- Public/Private/Partnership
  - Developer
  - St. Marys
  - JDA
- Recruit tenants (with developer)
- Secure Incentives
  - State
  - Federal
Timeline

Due Diligence and Permitting

Due Diligence
- 9-12 months
- Soil testing and remediation planning
- Civil engineering
- Environmental engineering

Permitting
- 12-15 months
- Local
  - PD text
  - DNR
- Marina and slip construction
- Waterway management
- Endangered species protection
- Ongoing management plan
Vision for this project

Wharf St. Marys
Next steps

- Creation of St. Marys Marine Center Community Improvement District (CID)
- Market Study
- Approval of Master Development Agreement
- Department of Natural Resources Permitting Process
Development Agreement

- Parties
  - City of St. Marys
  - Development Authority
  - C.I.D.
  - Developer

- Specific plan of finance to be defined for each phase of project.
Thank you!

Questions?