CITY OF ST. MARYS

GILMAN WATERFRONT DEVELOPMENT

GILMAN BOAT HOUSE CENTER
MARINA FACILITIES EXPANSION
MARSHWALK
WEED STREET RECLAMATION
ECONOMIC DEVELOPMENT PARTNERSHIP
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
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 owner/Developer
  - Conference Center Owner/Developer
  - Investigating Boathouse immediate use options – i.e. mini conference center or alternatives