CITY OF ST. MARYS
WATERFRONT DEVELOPMENT OPPORTUNITY
GILMAN BOAT HOUSE PROPERTY
MARINA FACILITIES
MARSHWALK
WEED STREET WASTEWATER TREATMENT FACILITY
MEETING STREET BOAT RAMP
Consistent with Comprehensive Plan and long term downtown vision that includes:

- Extending public access along the edges of the river and related marshes whenever possible
- Unrestricted public access to the St. Marys River
- Acquisition of property to accomplish the above
- 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

➢ Provide for the destination vehicle and boat traveler
Opportunity Highlights

- Extend public access to the waterfront
  - Hotel Frontage
  - Marsh walk to Weed Street
  - Weed Street Pavilion
  - Potential marsh walk extension to Meeting Street boat ramp

- Provide for the start of several significant public/private partnership opportunities
Draft Development Considerations

Stage One:
Hotel/Conference Center

Stage Two:
Marsh walk to Weed Street with marsh pavilion

State Three:
Potential Discovery Center

Stage Four:
Consideration for extension of marsh walk to Meeting Street boat ramp.
Next Steps

- Acquire Property with city funds

- Seek loans and grant funds through State, Federal and other sources
  - One Georgia Fund
  - Georgia Cities Foundation
  - Georgia Department of Community Development
  - Georgia Department of Economic Development
  - USDA
  - DNR
  - Land Trusts
  - Main Street Programs
Next Steps

- Determine proper legal/ownership structure
- Pursue discussions with private entities aimed toward a private/public development plan
  - Boutique Hotel Owner/Developer
  - Local or national restaurant Owner/Developer
  - Conference Center Owner/Developer
Destiny is not a matter of chance, it is a matter of choice; it is not a thing to be waited for, it is a thing to be achieved.

William Jennings Bryan