

CITY OF ST. MARYS

WATERFRONT DEVELOPMENT OPPORTUNITY

GILMAN BOAT HOUSE PROPERTY

MARINA FACILITIES

MARSHWALK

**WEED STREET WASTEWATER
TREATMENT FACILITY**

MEETING STREET BOAT RAMP

CITY OF ST. MARYS

WATERFRONT DEVELOPMENT OPPORTUNITY

- ❖ **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**

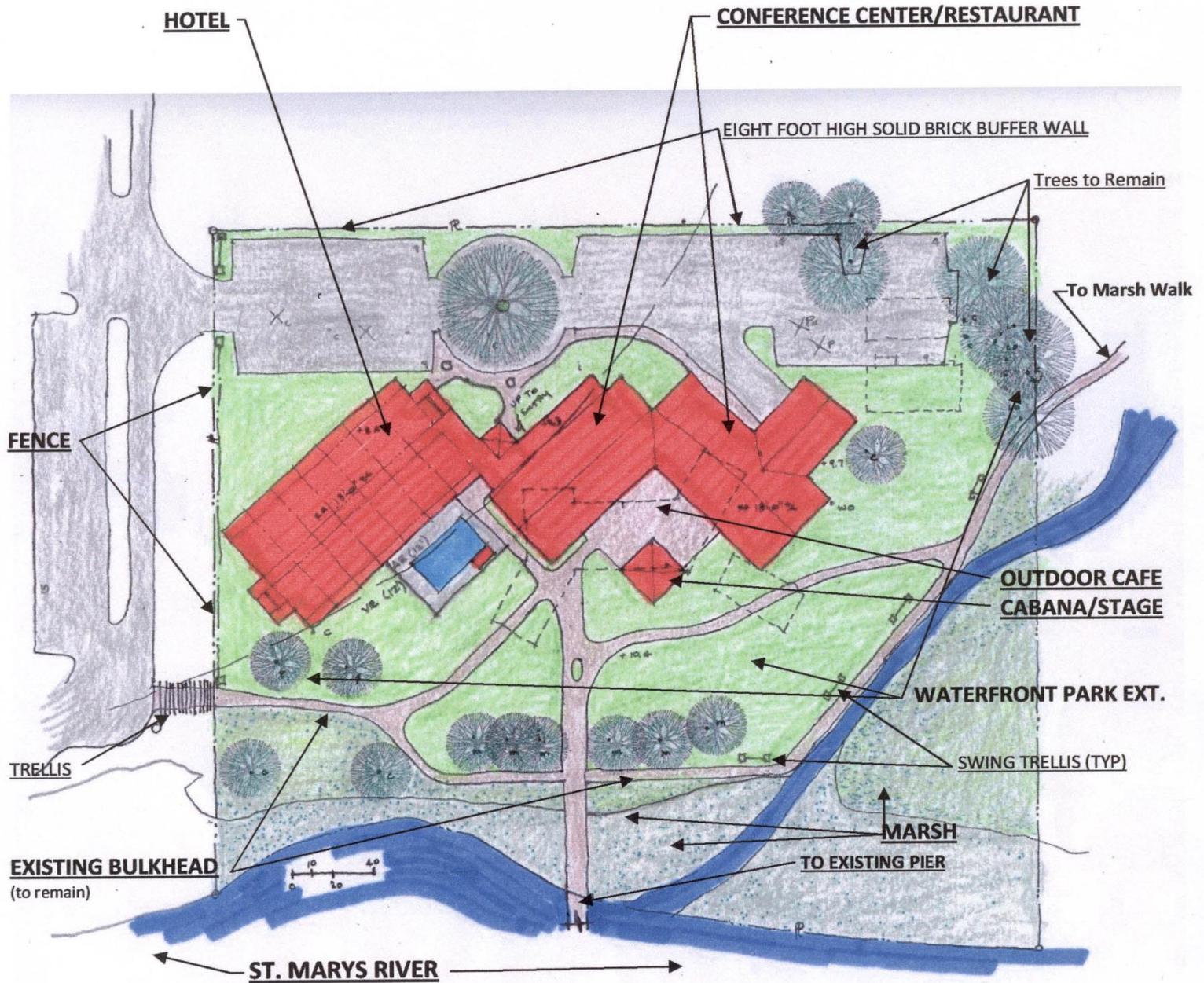
Opportunity Highlights

➤ 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
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- 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





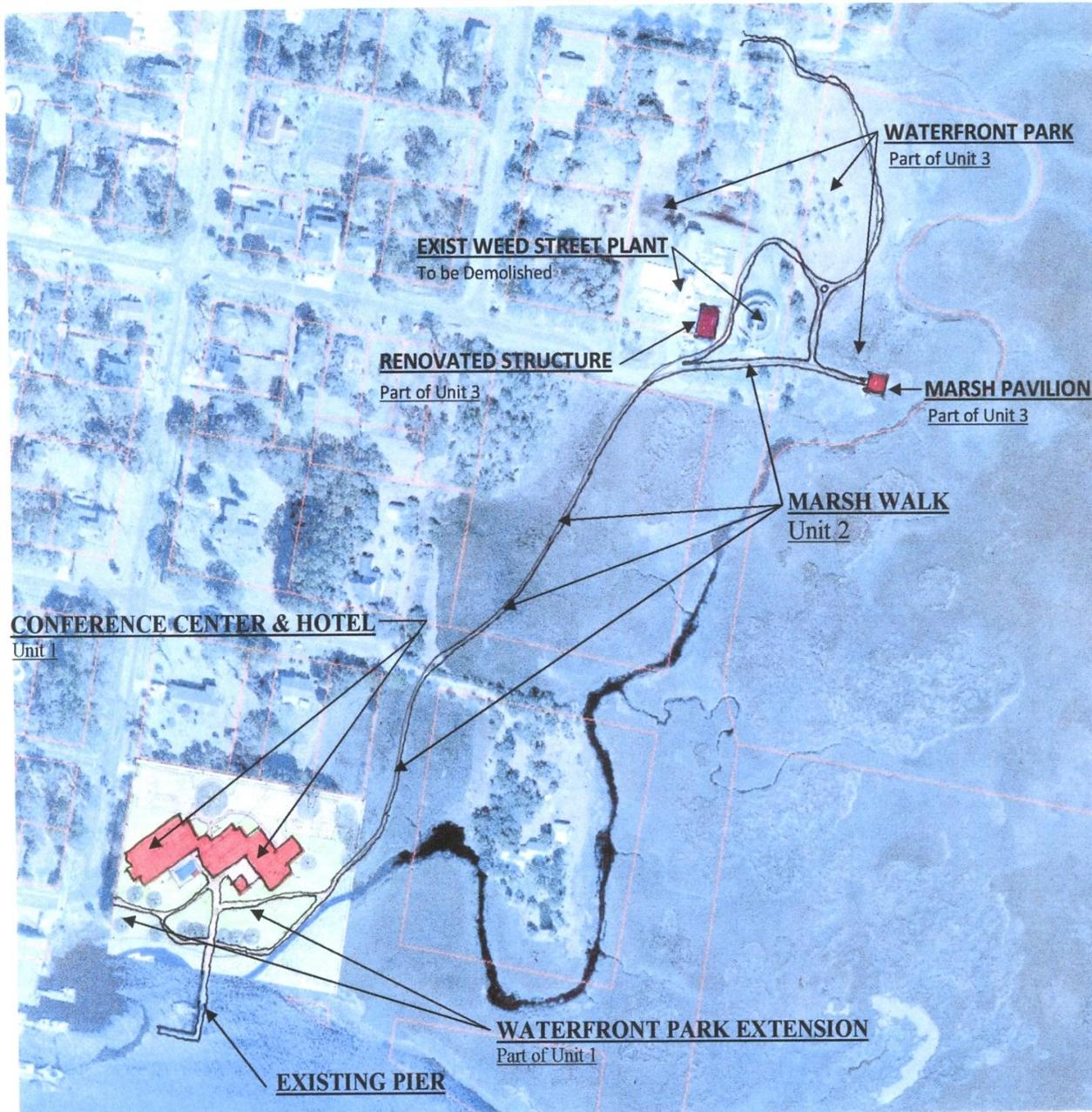
Draft Development Considerations

Stage One:
Hotel/Conference Center

Stage Two:
Marsh walk to Weed Street
with marsh pavilion

State Three:
Potential Discover y Center

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

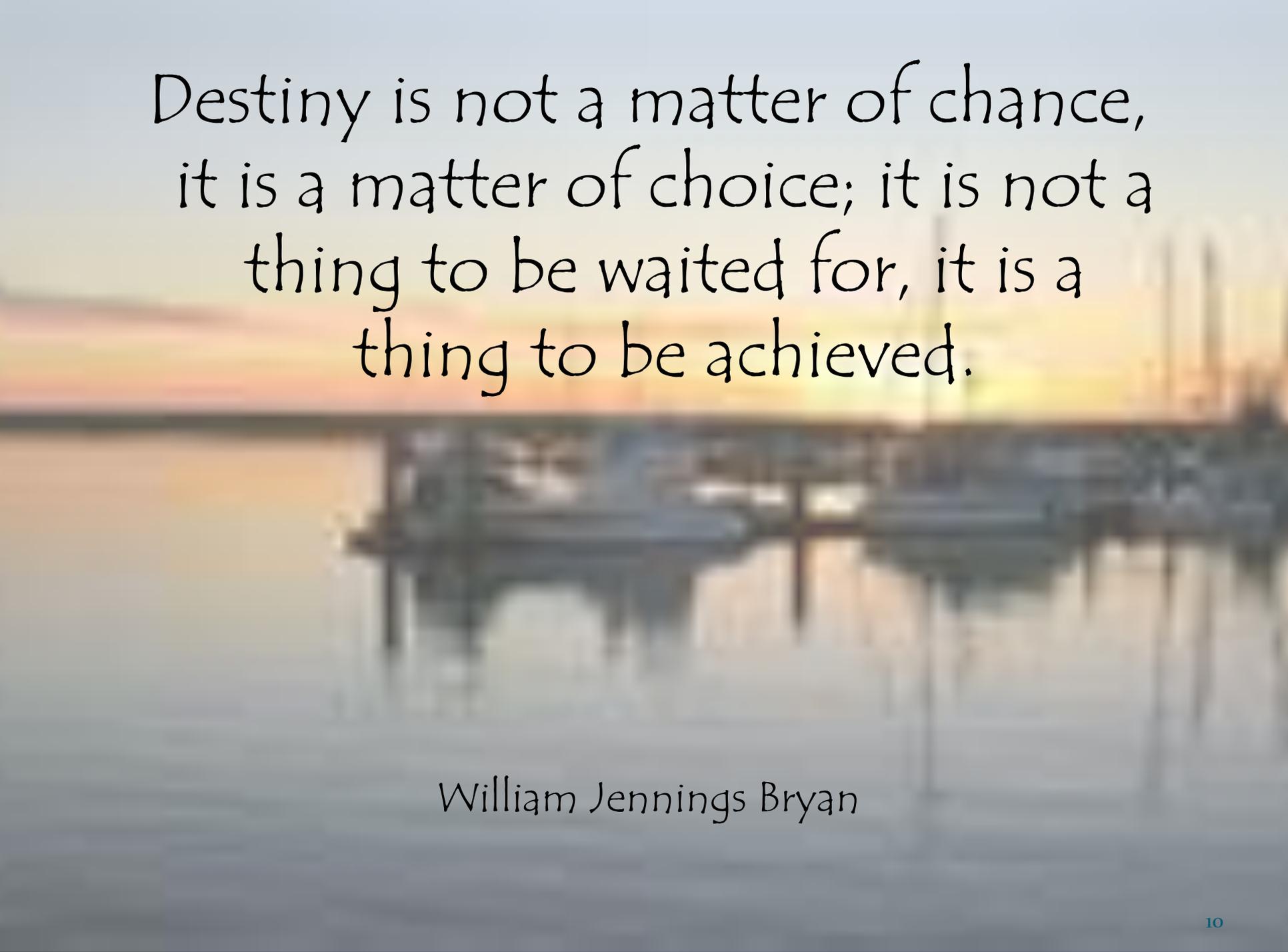


Next Steps

- 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