

Chestertown Marina Update



Photograph courtesy of Tyler Campbell

November 16, 2017

Why did the Town purchase Chestertown Marina?

1. Economic development
2. To preserve public access to the Chester River
3. To preserve Chestertown's history/culture as a working port
4. At this stage, the cost of rehabilitating the Marina is prohibitive for a private Marina operator
5. As a municipality, Chestertown has access to grant funds that private entrepreneurs do not



History of Marina Purchase

YEAR OF PURCHASE:	2012
COST:	\$2,045,000
DEBT SERVICE:	\$145,000/year
BOND:	MD Infrastructure DHCD 3.56% interest rate
RESTRICTIONS:	No pre-sale, 10 yrs Public use No commercial
PAYMENT SCHEDULE:	20 years

REPAIRS THAT NEED TO BE ADDRESSED

WATER-SIDE:

- Docks need to be removed, re-built
- Slips silted in
- Flooding
- Bulkheads need to be gutted, replaced, and raised

LAND-SIDE:

- Move boat ramp
- Improve parking, traffic flow
- Green space and storm water retention
- New Marina Interpretive Center



Existing Condition - Bulkheads

Existing Condition - Siltation



Existing Condition – Docks, Finger Piers



Existing Condition – Tidal Flooding



Progress to Date

2014: DESIGN WORK

- Two public charettes for design input (May, August)
- McCrone, Inc. engineering work
- Final design adopted by Mayor and Council

2015: ADDRESSING THE NEIGHBORS/DREDGING

- MDE hearing to address neighbors' concerns, June 2, 2015
- Permitting delays
- DNR grant for dredging/dredging permit/dredging work begins

2016: SHOVEL READY

- Permit for docks/bulkheads acquired from MDE
- Agreement reached with Fish Whistle to raise grade
- Architectural work for Waterfront Interpretive Center

CHESTERTOWN MARINA CONCEPT PLAN

Developed by
McCrone, Inc.
with Town staff
August 25, 2014



CHESTERTOWN MARINA



Artistic rendering of rehabilitated Chestertown Marina by Locust Grove Studios



GRANTS APPROVED, 1:1 MATCH NEEDED

Waterway Improvement Fund '16	\$200,000
Waterway Improvement Fund '17	\$200,000
<hr/>	
TOTAL	\$400,000

Completed Work – Dredging in Boat Ramp Basin

Funding: 270k from Maryland DNR (out of 500k grant)



Dredging in Boat Ramp Basin Completed, Feb. 2016



Completed Work: Removal of Finger Piers



Completed Work: Removal of Finger Piers

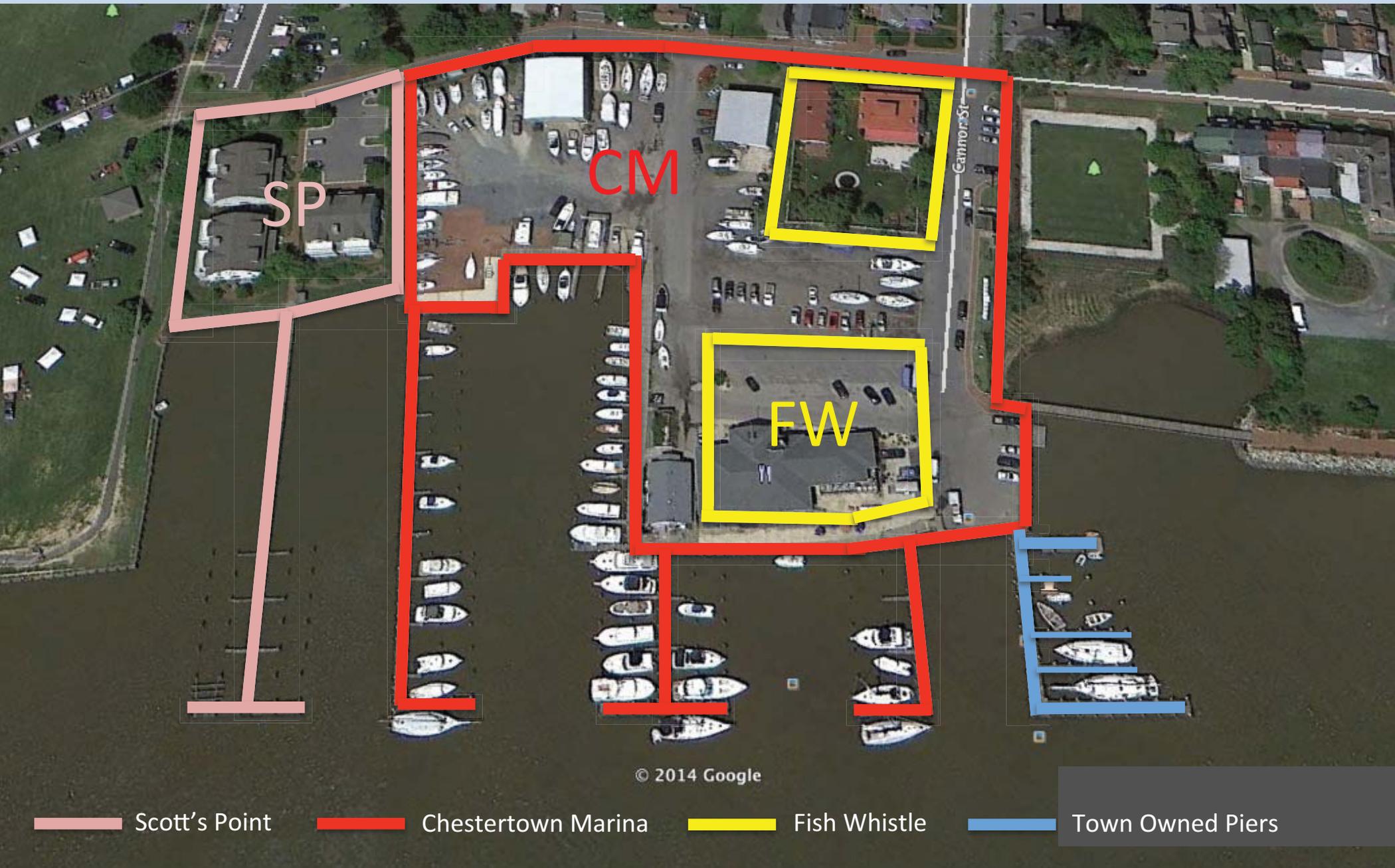


Public/Private Partnership: Property Lines and Flooding

Chestertown Marina is an oddly shaped property that wraps around the Fish Whistle Restaurant

Raising our bulkheads and the grade of the Marina property directly impacts the Fish Whistle's operations

Overhead View: Town/F.W. Property Lines



Existing Condition: Flooding



Solution to Flooding Problem

- Chestertown will provide easement to owners of the Fish Whistle, allowing them to expand outdoor seating over the Town property
- In exchange, the FW owners will raise the grade of their property in conjunction with the Town's efforts



Existing Condition – Area Between F.W. and Town docks



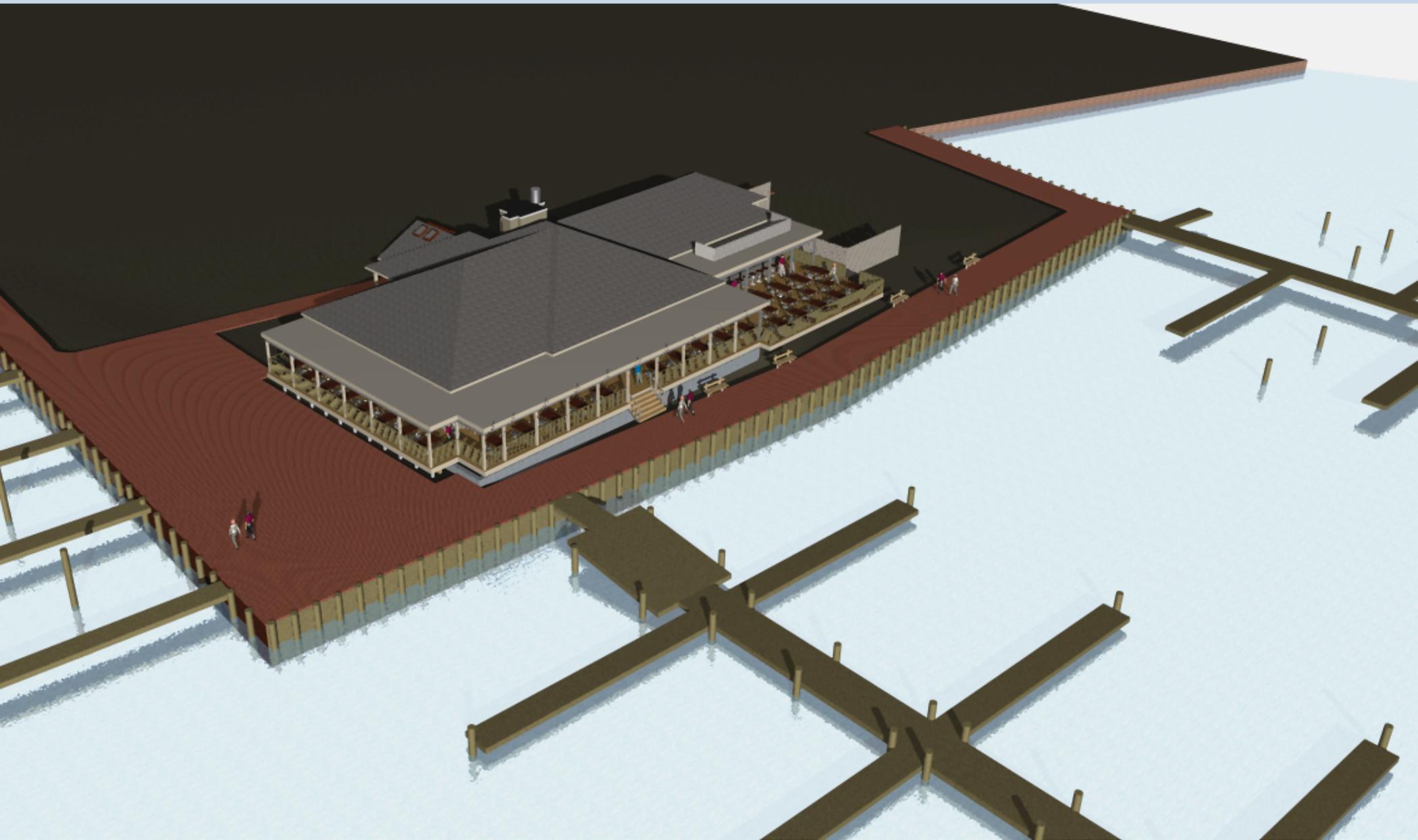
**View looking towards
Chester River bridge**

Existing Condition – Area Downriver of F.W.

NOTE: Marina store will be removed from current location, re-located to Williams Marine shed

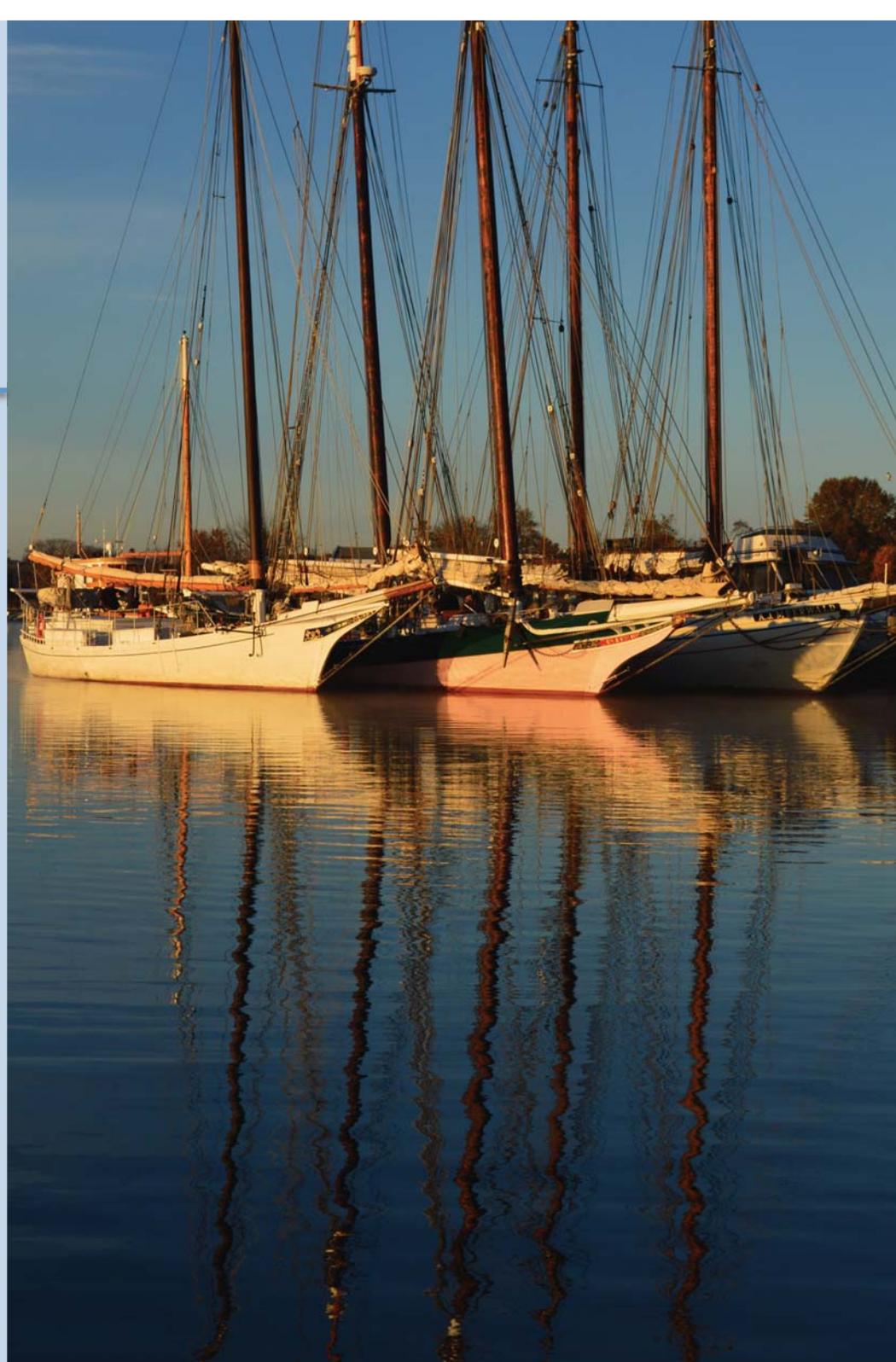


Fish Whistle Proposal: Birds-Eye View



Benefits of a Public/Private Partnership between Town, F.W.

- Sets stage for major grant application to USDA for land-side improvements
- Addresses flooding issue comprehensively
- Added attraction for Town's waterfront, Marina
- Economic development: additional jobs, revenue





Potential Future Grants

U.S.D.A.

1 million dollar application submitted,
500k grant/500k low interest loan (1.6%)

GOVERNOR'S FY2018 CAPITAL BUDGET

1.5 million dollar request

WATERWAY IMPROVEMENT FUND

\$200,000 request for FY2018

MD HERITAGE AREA AUTHORITY

Up to \$100,000 for construction of new
Waterfront Interpretive Center

DEPT of HOUSING & COMMUNITY DEV.

Up to \$200,000 for Center construction

Capital Budget Prospects

- \$1.5 million request
- Miscellaneous Projects category of the Governor's Capital Budget
- Support from Senator Mike Miller
- Support from Comptroller Peter Franchot
- 400 Letters of Support from community
- Visit from Governor Larry Hogan
- Lobbyist: Eric Gally (Gally Public Affairs)
- Coalition for the Chestertown Waterfront
 - Kent Co Chamber of Commerce
 - Downtown Chestertown Assoc.
 - Greater Chestertown Initiative
 - Sultana Education Foundation



Ideal Scenario/s for 2016-2018

- **WINTER 2016** – successful grant application to U.S.D.A. (\$1,000,000). Use U.S.D.A. grant/loan as match for \$400,000 from Waterway Improvement Fund for docks/bulkheads
- **WINTER 2016** – make another push for Capital Budget allocation (\$1.5 m)
- **WINTER 2016 – 2017** – use \$380k from Waterway Improvement Fund/Town to fix bulkheads, finger piers, and boat ramp in the basin near Scott's Point
- **WINTER 2017 - 2018** – new piers, replace bulkhead, raise grade of property, dredge remaining slips, build Waterfront Interpretive Center



QUESTIONS?

