



# *Marina Project* *Study* *Cumberland*

Property of  
Laurence G. Teeter

2003 Clarksville Marina  
Project study



# *Marina Project* *Clarksville*

278 ac. Counter Proposed Site' Instead  
of the Fairground Site for a Marina  
Montgomery Co. Clarksville, TN.





# *Marina Project*

- It will take Four- years' of financial planning and two years to build the First phase of this Marina with no amenities...!
- Before Phase I, A comprehensive layout of facilities' analyzing TVA, Federal and State funding, would have to be completed...  
This impact study for funds from various programs, would have to support this project before considered.
- IF the planning and funding was in-place; First phase'... A mechanical cofferdam would have to be built with a overshot crest gate operations for dewatering during construction along with security gate control at the inlet, and around the perimeter of the marina along the roadside of the 278 acres...
- A community flow chart will assist the development and adjoining properties, while enhancing the amended fairgrounds projects

# *Marina Project* *Before Phase I*

- Mission...!!! Clarksville/Montgomery Co; A BIG RISK for planning this marina without the effort from State, County and City to build a adequate infrastructure, before this state-of-art Marina could be built in this natural setting.
- The comprehensive range of amenities; could not be built until after the second phase is complete' the golden keys for success of the marina.
- 320 boat slips, a floating boat-club house, and a general country boathouse store among a state of the art restaurant' built with bamboo; still won't be enough income from the 256 Ac...among hosting fuel sales, boat and jet ski rentals, public beach, walking trails, camping, biking, and RV accommodations...
- 15 Ac for parking is ample for any event spilled over into the fairgrounds, built above summer pool to minimize' slope hazards, and rip-rap cost' voiding steep inclines, for the handicap, designed for flushing the silt after floods, or during stagnant summer months...
- Cost Budgeted and Projections, increased since 2000, and will take 2 additional years due to a slowed economy and for the Army corps to approve additional designs for the en-gate- Cofferdam' with hydraulic deflecting brush guards...
- Various Grants over five years will help pay for the Kentucky Dam' quarry stone approved by the Corps for the Rip-Rap, placed along the outer banks of the river and around the entire bulkhead basin of this 18.8 Million dollar project.
- 350,000 Cubic Yards' excavated from the marina basin will be used to fill the 21 ac. swamp land in the fairgrounds for new ball fields and new pavilions as a part of the Riverwalk expansion

# Marina Project

## Phase II

- The Second Phase is a very venerable-risk as funding for the fairgrounds must be established before the development of walkways, trails, pavilions with shower/dressing rooms, RV and tent camp grounds... This portion of the 256 AC. can't be built until the 21 acre of swamp wetland is reestablished in the fairgrounds for redesigned ball fields...
- The fairgrounds clubhouse; built on the reclaimed swamp in the fairgrounds land is a unique place for kids and families to gather year round...just sign in the date and time you want to schedule for FREE...you can't beat that...!!!
- Great amenity adjoining the marina basin above the 100 year flood plane is a 25,000 ft community built on Teeters new development for banquets packed with a full contained commercial kitchen for events.
- This bamboo design Sea/Food/Steak Restaurant' is well landscaped, within walking distance to the marina is also a prototype building to support Clarksville and visitors and the marina basin from miles around...
- The floating general store' commendations has it all' packed with marina' camping, sports, and lunch bar, to accommodate' the new designed soccer fields easy access by walking trails or taking the City Tram under the Zinc Plant bridge, near the river banks over to the fairgrounds...
- NOTE; The Acquisition for the 256 AC is a trade off for the marina property at Hwy 48 / 13 in terms' negotiated for the filled commercial property, that conveys back to owner Laurence Teeter for the Marina.



# RIP-RAP Shore Line Stabilization

- Critical Negotiations to rip-rap will have to left up to TVA, Army Corps, for Federal subsidies , and to apply for Federal, State Grants to provide stabilization on the river from the McClure Bridge down to the Old Zinc Plant bridge aprox. 10,000 ft of shoreline Rip-Rap' plus the lower 25 ac. inner shore line basin.
- The separated marina from river is controlled by a permanent cofferdam with a powered 40 foot controlled section in the Cofferdam to help control flooding up to a safe bench mark aprox. "368" before flooding breaches the river bottoms to prevent minimize dredging and back washing for keeping the basin clean.
- Walkways and trails, along the shore line, will run from sandy beaches, camping facilities, along with RV campers, hosting a place for annual events trailing through the edge of the fairgrounds down to the last phase of the Riverwalk to downtown...

# 50 Mile Radius Survey Jet-Ski & Boat Rentals Projections

- \$50.00 Damage Deposit Required on all rentals. Prices do not include gas/oil or taxes.

Jet Ski's	½ Hr.	1 Hr.	2 Hr.	½ Day	Full Day
● Sea-D -3	\$40	\$65			
● Sea-D- 2	\$40	\$65	\$120	\$160	\$215
● Sea-D-GTX	\$45	\$75	\$145	\$220	\$300
● Sea-D-RFI	\$65	\$95	\$165	\$240	\$325
● Sea-D-Boat	\$50	\$ 85	\$165	\$220	\$299
● Boats	NA	NA			
● 18' Ski Boat	7 Rental		\$175	\$225	\$295
● Seat 4 to 6 People					
● 20' Pontoon Boat	5 Rental	\$100	\$185	\$295	
● Seat 8 People					
● 24' Pontoon Boat	8 Rental	\$125	\$195	\$225	
● Banana Sled Ride					\$12.00
● 30 Boats, 20 jet Skis and private guided trips is a optional after the final completion					
● WARNING-NOTE: Without combined governments to support this total investment this project will struggle due to a poor local infrastructure after completion...					

# Marina Project 2003 City Audit Fraud 1999-2002 Piper' Administration

- External Auditors and State audit found that the City of Clarksville's 1957 charter was too weak for funding or in compliance to receive State & Federal Funding to support this marina project.
- A significant amount of fraud was enough evidence found by external auditors' stated in the facts of finding; reported to the State that would not support the infrastructure for enhancing the fairgrounds project or the marina infrastructure of \$500,000.00 because the City's deteriorating budgets, was weak caused by excessive out of control spending within departments.
- The 2003 audit disclosed' weak recordkeeping and poor Procurement Documentation, among very weak, over budgetary controls not functional' due to misappropriations and poor management.
- Capital Projects were a risk due to poor timeline estimations , and out of control budget spending that evolved around no-bid waivers for professional expenditure fraud.
- NOTE; The Conclusion posted is that the City of Clarksville, should seek council from the Attorney General's Office and the State Comptroller... for not being in compliance with the State of Tennessee Municipality Division.



# ECONOMIC FAILURE UNTIL A CONSOLIDATED GOVERNMENT

- This marina could produce 300 new jobs in five years after completion, if the County/City would consolidate and contribute better economic planning and better accountability for longer term planning.
- The fuel dock was a big asset regardless the marina; 24 hours a Day fueling system in a 50 mile river gap to support emergency fueling or hubs for local reserves and Fort Campbell... The fuel systems is safe and above the 100 yr. flood, designs to meet safety requirements' and catastrophic protection' above ground.
- ARMOR INTERNATIONAL,LTD
- Fuel systems are Pre Cast concrete with steel tanks inter-liners located above flood stage in spill-proof containers.
- This Fuel systems could boost projections of 550,000 gallons annually
- Boats and jet ski rentals projections, \$273,000. annually.
- Rental slips based on 320 at \$125.00 per month totals \$480,000. per year.
- 8,000 ft. Social Club House, built for special events...\$30,000 annual income.
- 50 private lots for RV's with power, water hook-ups and LP-GAS...
- Year-round convenience country general store, packed full of campers and boaters delights' annual sale \$240,000.
- Fully furnished 25,000 feet Community Center...built on the commercial property about the 100 year flood... Annual Income \$162,500.
- THIS STUDY IS BASED On A 50 MILE RADIUS TO DETERMINE THE SUPPORT AND BE COMPETITIVE AMONG OTHER PRIVATELY OWNED BOAT, RENTAL SPACES AT MARINA'S.
- PROJECTED GROSS INCOME ANNUALLY
- Projected income after 5-years \$ 1,888,141.00

# EXECUTIVE SUMMARY

- Its hard to say if the general public in and around Clarksville/Montgomery Co. will or would accept to support such a project without being educated on how CRITICAL it would be to change the County/City infrastructure to meet federal and State audit compliance for additional funding to build this Investment.
- With out taking a serious high-risk: The best Recommendation:
- IS-CONSOLIDATE GOVERNMENT FIRST and then Build this MARINA...!!!
- Montgomery Co. City of Clarksville will never be efficient, nor in compliance until such consolidated agreements are established...
  
- Therefore' until Montgomery/ Clarksville resolves their disputed internal controls conflicts within City CORRUPTION and or the City meets audit compliance by external AUDITS EVERY TWO YEARS, there's no way that this project can be successful without exceptionally being privately wealthy and take a RISK to build this unsupported project due to insolvent factors and poor insight...
  
- The Montgomery/Clarksville Airport is a example of poor insight, struggling with no funds, unsupported locally with very little or no support from Fort Campbell, that links to 836 PILOTS with in a 30 mile radius from the outlaw field airport is hard evidence not to invest into this unsupported marina project. . .
- THE extended 2003 Facts of Finding' was a private investigation, that disclosed information to Stated about patterns of mortgage fraud that was developed instead of proper Federal funding that was blocked and failed as the reason to destroy records for 18 months after the 1999 disaster that placed 600 victims in a critical economic collapse' all contributes back to fraud as facts discovered the reason why the fifth largest City in the State of Tennessee 'fails' for building these mega projects...
  
- This is simply a feasibility study to determine whether or not the City of Clarksville and Montgomery Co. can meet and support a joint venture with or without consolidation and meet State, federal guidelines for grants to support the already burdened local tax-base...
  
- Robert H. Melton
- Director
- Disaster Audit Committee
- 10 Quality Way
- Nashville TN 37207