



City of Cape Girardeau
Community Dock Feasibility Study

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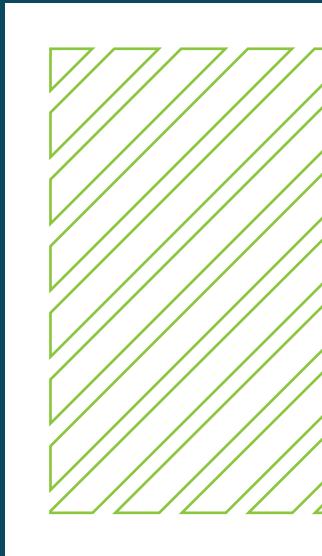











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THE EXECUTIVE SUMMARY

Understanding What is Possible

The Community Dock Feasibility Study explores the feasibility of a docking facility to expand access to and from the Mississippi River, increase access for transient and local boaters, and serve as a catalyst for community development.

In 2017, City officials adopted a Downtown Strategic Plan, which has served as a roadmap for strategic investments into the City's Downtown core. Included in the plan is a call for investments into the riverfront area through the funding and construction of various public amenities designed to attract tourists, locals, and patrons to the City's riverfront and downtown commerce.

Building from this plan, City leadership originally commissioned a feasibility study for a marina located on the Mississippi, focused on slip rentals, attracting tourists, and drawing the community to the downtown. Providing the due diligence of a feasibility study through identification and exploration of business scenarios, including river conditions, relevant business models, profit generation, and construction costs, the steering committee determined a community dock was a more appropriate direction to explore for the City of Cape Girardeau.

This feasibility study was funded by a Local Technical Assistance Grant through the Department of Commerce's Economic Development Administration office. There is no funding allocated for design or construction at this point in the project. Any future funding designations are at the discretion of City leadership and the community prior to designation.

The final objectives of the study concern:

- Understanding the Physical Feasibility
- Determining the Market Feasibility
- Creating a Final Conceptual Design
- Developing Opinions of Probable Cost

The City of Cape Girardeau Community Dock Feasibility Study has engaged community members and stakeholders over the project's six-month duration.





PHYSICAL FEASIBILITY

Determining What Works

The consultant team initially reviewed three potential sites for a marina structure along the River: Red Star Access, South of the Casino, and Downtown. These sites were identified based on input from the Steering Committee and available United States Army Corps of Engineers bathymetry of the Mississippi.

Early findings made it clear that a marina along this stretch of the River would require a design that can accommodate significant river fluctuations, with as much as 40 feet of fluctuation in water elevations. Additionally, the consultant team was looking for areas of appropriate water depths. A site that is subject to significant sedimentation will require ongoing, costly maintenance dredging.

MISSISSIPPI RIVER ELEVATIONS AT CAPE GIRARDEAU

Zero Datum at Gage: Elevation 304.65

Low Stage: 5.4' - Elevation 310.05

When the river reaches around 35.5 feet (Elev. 340.15), Public Works closes the flood gate at Water and Themis Streets. The gate at Water and Broadway can stay open until around 37.8 feet (342.45). Closure of these gates block access to the popular Riverfront Park. If the level reaches 39.5 feet (344.15), the City coordinates closure of the railroad gates with Burlington Northern Railroad and trains can no longer be routed through downtown.

Site 1- Red Star Site

1st Street @ Railroad: Elevation 344.00

Site 2- South of Casino Site

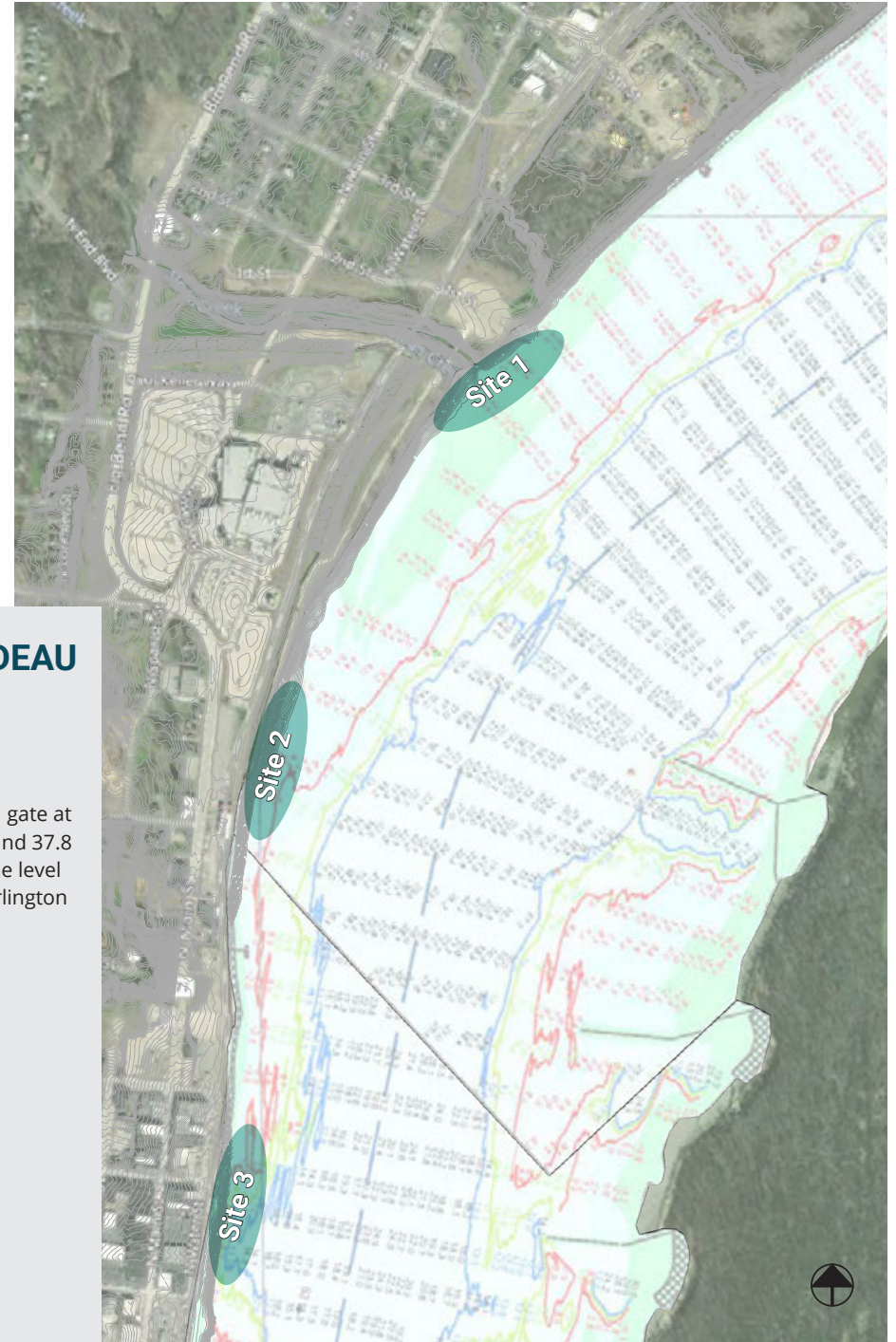
Casino Parking: Elevation 348.00+/-

Top of Levee: Elevation 359.00

Site 3- Downtown Site

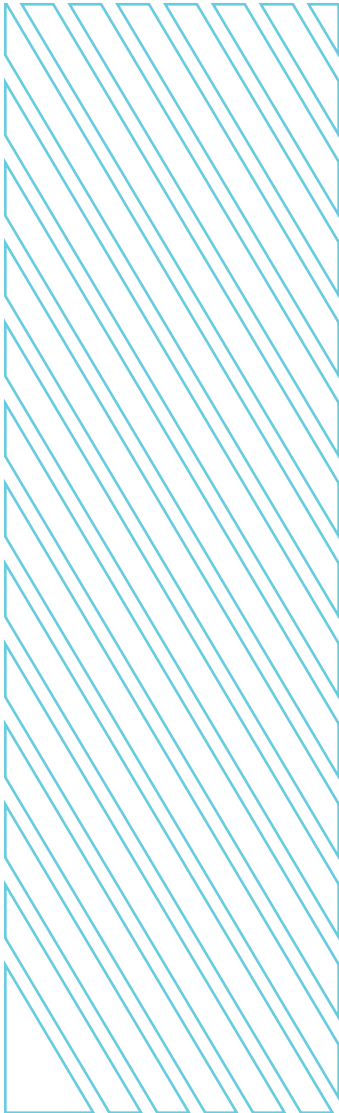
Water Street at Broadway: Elevation 343.00

Water Street at Themis: Elevation 340.00



SITE 1 - RED STAR SITE

The first site reviewed was the Missouri Department of Conservation Red Star access. This is an 8.3-acre property that includes an existing parking lot and boat ramp. This site is adjacent to properties owned by the City of Cape Girardeau that were purchased as part of a flood buyout program. The Red Star access is located approximately 3/4 of a mile north of Downtown Cape and is connected to the existing riverfront trail via a pedestrian bridge across Sloan Creek. This site also has connectivity to planned trails along Sloan Creek and Cape Rock as identified in the SEMPO Regional Bicycle and Pedestrian Plan.



Physical Feasibility

A detailed review of available Corps of Engineers bathymetric data was performed. The river exhibits a cross-over flow condition at this location, where flow crosses the channel from Cape Rock to the Illinois bank then back to the Missouri bank just south of the Red Star access. A straightened channel is desired for barge / towboat navigation and channel energy / scour. This “straightening” is enhanced by Army Corps of Engineers structures (e.g., bendway wiers; dikes) which sometimes shift river sediment off-channel. Since 2001, the Department of Conservation has had several discussions with the Army Corps about improving depth / access under moderate flow at Red-Star. To date, there has not been a specific resolution to improve depth at moderate river stages (10-15 FT Cape Gage) without creating localized increased water velocity.

Increased localized water velocity would increase local scour but also create issues with anchoring docks, landing boats, and overall recreation opportunities. During 2021, the Department of Conservation had several weeks where only small river-craft could navigate from the boat ramp and to the river channel. Currently, the river bed elevation is not changing to improve access at this location. This area is typically most problematic during the summer when the most recreation occurs on the Mississippi River. The boat ramp closes at a 33-foot elevation on the Cape Girardeau river gauge. The boat ramp is not usable when the Mississippi River is at or below 8 feet on the Cape Girardeau river gauge.

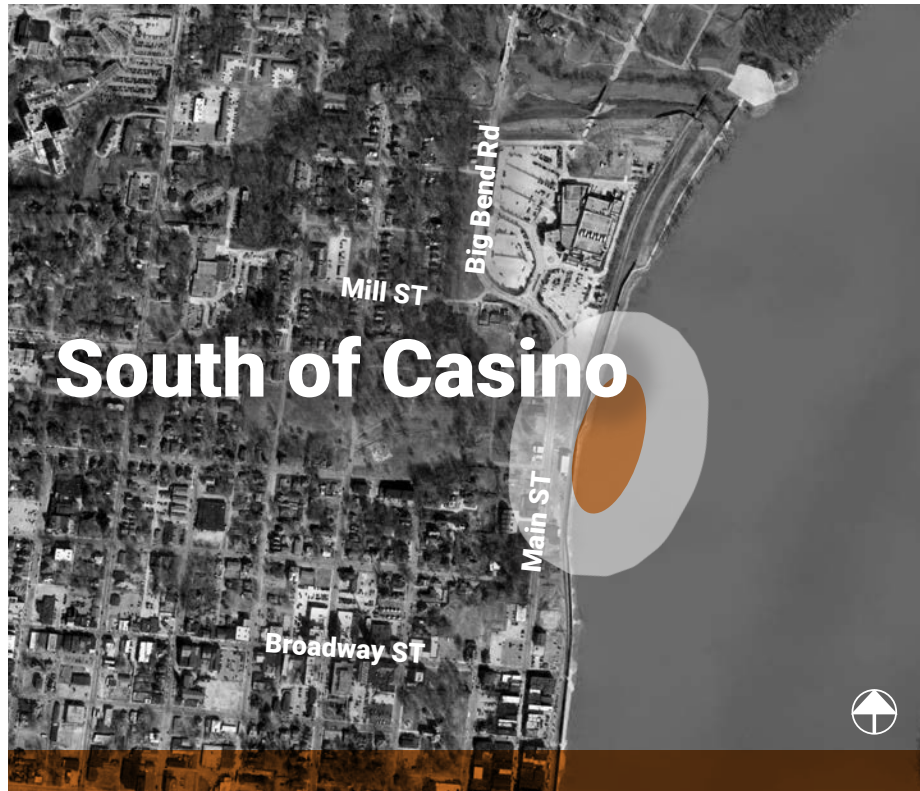


PROS

- Existing boat ramp makes it advantageous for local boaters
- Connectivity to the existing riverfront trail
- Existing Adjacent Parking Lot
- Adjacency to vacant City properties
- Proximity to the casino

CONS

- Bathymetry limits access during key times
- Sedimentation will result in ongoing maintenance dredging requirements
- Approximately 3/4 mile north of Downtown Cape Girardeau
- Lack of pedestrian connection to the casino
- Sloan Creek also contributes sedimentation to this area



South of Casino

SITE 2 - SOUTH OF CASINO SITE

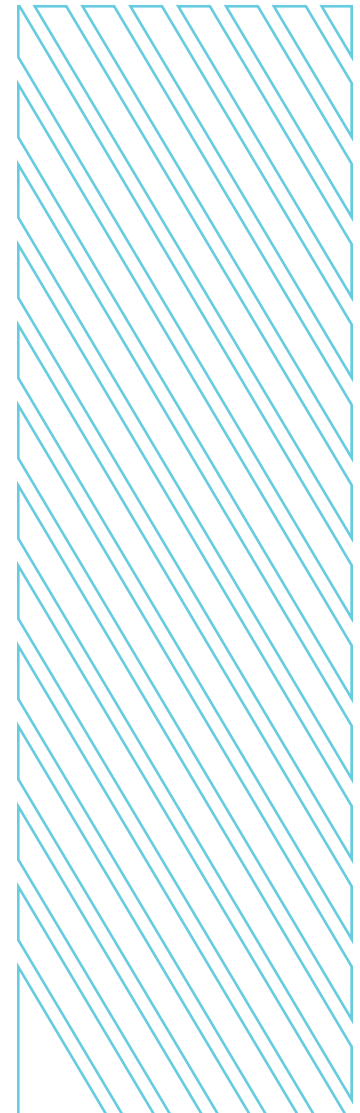
The second site reviewed is located approximately halfway between Downtown Cape Girardeau and the casino, approximately 1/4 mile north of Broadway. The existing riverfront trail provides pedestrian access. This site lends itself well to a linear dock paralleling the shoreline.

Physical Feasibility

A detailed review of available Corps of Engineers bathymetric data was performed. This site is in the proximity where the river channel crosses back to the Illinois bank. The river bank in this area is inset and provides an opportunity for some separation from the main channel flow as a result of the sedimentation that has occurred upstream (south of Sloan Creek). Bathymetric elevations indicate water depths that could support watercraft at low water elevations.

This site provides a direct connection to the existing riverfront trail providing pedestrian access. There is no public parking in the immediate vicinity of this area and no access point through the floodwall. For this site to be feasible, access will be necessary for deliveries, and designated vehicular traffic.

This site is across the floodwall from vacant privately owned property. A potential public-private partnership may exist that could provide connectivity. This could be an elevated pedestrian bridge across the railroad and floodwall or a new crossing and gate in the floodwall.



PROS

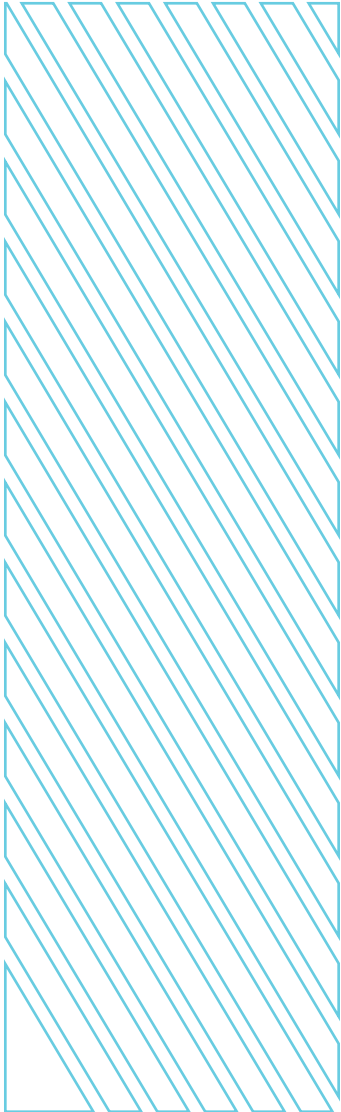
- Bathymetry indicates water depths that will support watercraft use during low river elevations
- Connectivity to the existing riverfront trail
- Adjacency to private property
- Potential public-private partnership
- Proximity to the casino
- Within 1/4 mile of Downtown Cape Girardeau
- Adjacency to existing Kidd Fuel Dock

CONS

- No access through floodwall
- No railroad crossing
- No adjacent public parking
- Adjacent to private property. (dependent upon public-private partnership or City purchase of property)

SITE 3 - DOWNTOWN SITE

The third site reviewed is the area between Broadway and Themis Streets adjacent to Downtown Cape Girardeau. This site would be integrated with the existing riverfront park and riverboat docking location.

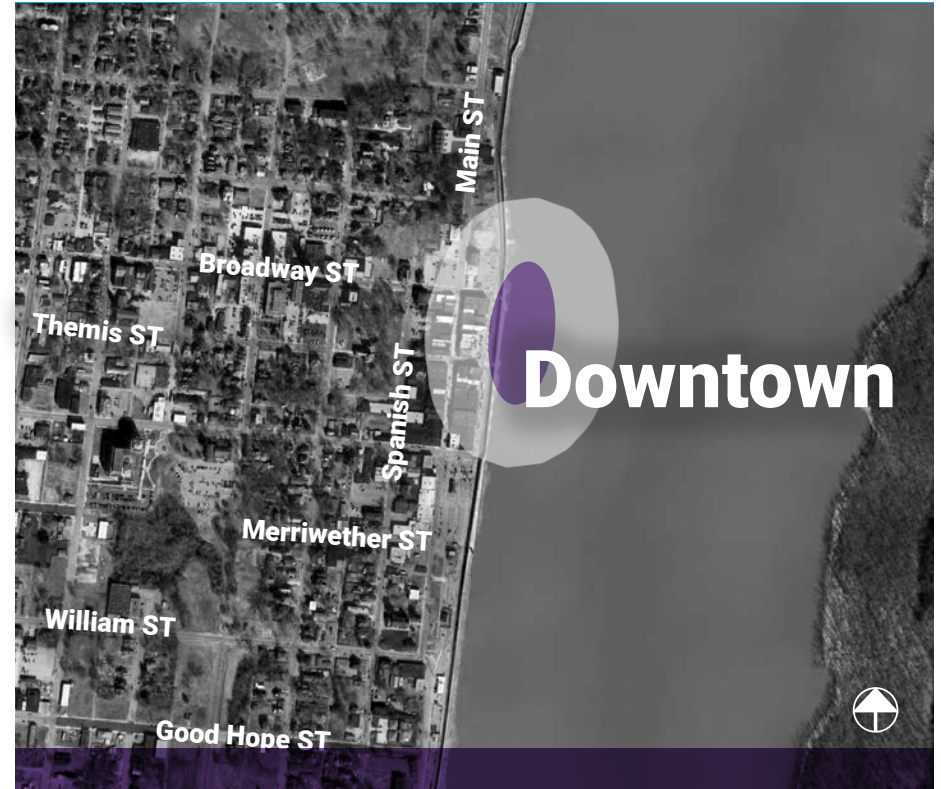


Physical Feasibility

A detailed review of available Corps of Engineers bathymetric data was performed. This site parallels the river channel where it is adjacent to the Illinois bank. Bathymetric elevations indicate water depths that could support watercraft at low water elevations. Due to the close proximity to the river channel, the distance a dock could extend into the river may be limited. This would need to be evaluated during design.

This site provides a direct connection to the existing riverfront trail, riverfront park, and existing flood gate access points for both pedestrian and vehicle access. Public parking and restrooms are located at the intersection of Broadway and Water Streets. Public parking is also located along the east side of Water Street paralleling the flood wall and railroad. Additional public parking is located approximately two blocks south at Independence Street.

Connectivity to downtown restaurants, hotels and other businesses make this site attractive from the standpoint of tourism. Traveling boaters, besides needing fuel and supplies, would visit local businesses and may need hotel access for overnight stay.



PROS

- Bathymetry indicates water depths that will support watercraft use during low river elevations
- Connectivity to the existing riverfront trail and riverfront park
- Adjacency to public property
- Direct connection to Downtown Cape Girardeau
- Direct connection to existing public parking
- Adjacency to existing Kidd Fuel Dock
- Existing flood gates and railroad crossings provide vehicular and pedestrian access
- Potential advantage for financial grants due to downtown proximity
- Proximity to existing floodwall murals

CONS

- Close proximity to river channel and barge traffic
- Limited width due to navigation line

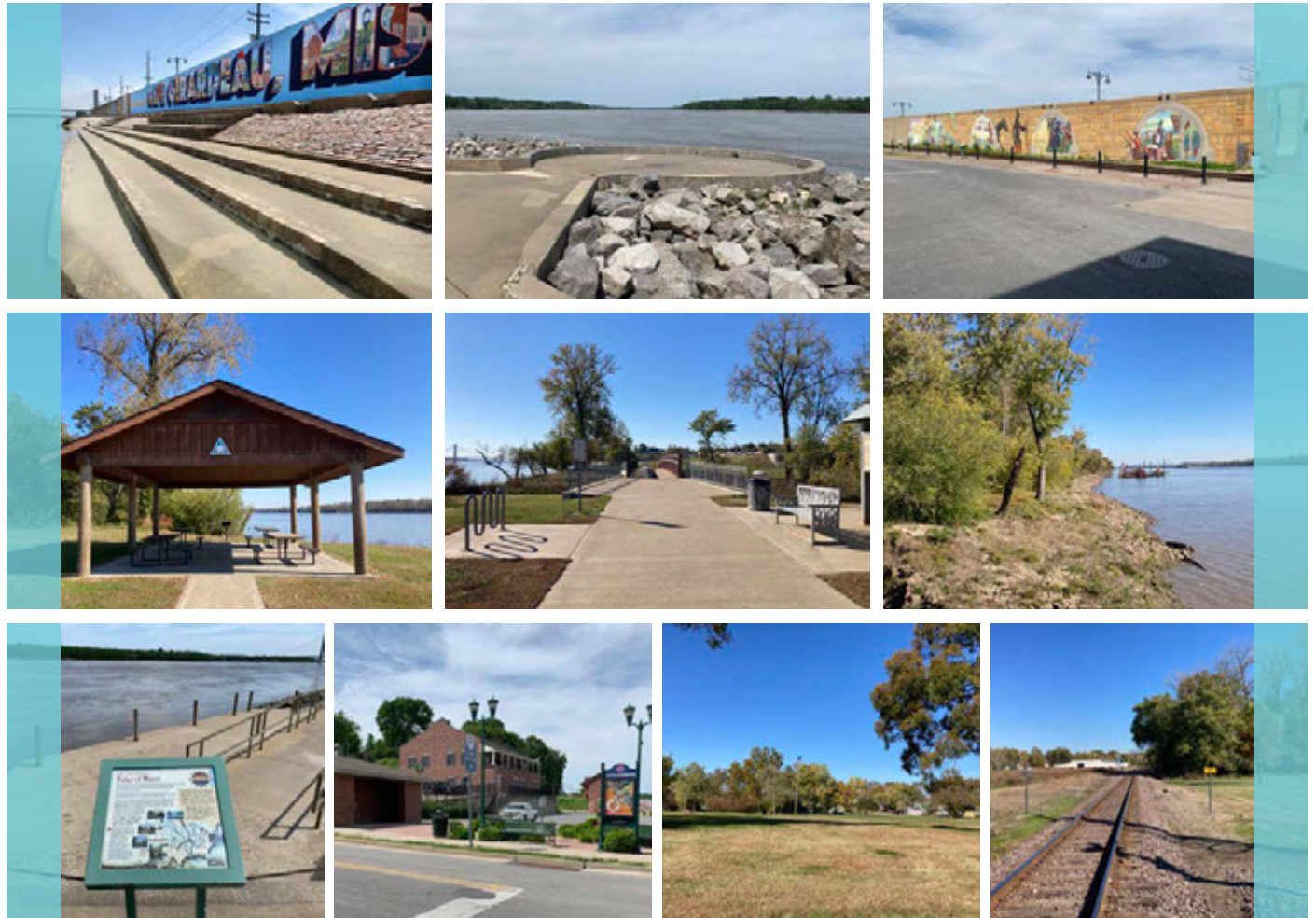
INITIAL PUBLIC INPUT

Community Considerations

To properly assess feasibility for a public project such as a new marina or community dock, collective community input is critical to determine both what is desired and what is possible to implement.

The feasibility study has engaged community members, transient boaters, business owners, stakeholders, and jurisdictional agencies over the project's six-month duration. The consultant team received 368 survey responses and held two open houses to capitalize on in-person engagement throughout the project. This iterative process facilitated the ability to genuinely listen to concerns and desires from the community and proactively respond through design recommendations reflecting community input. Engagement opportunities and vehicles for feedback were intentionally designed to engage the community at key decision-making points in the process.

In addition to public outreach and community input, the consultant team worked closely with the Steering Committee (as listed on the acknowledgments page), which served as a consistent sounding board throughout the study and the concept design process.



CAPE COMMUNITY SURVEY #1

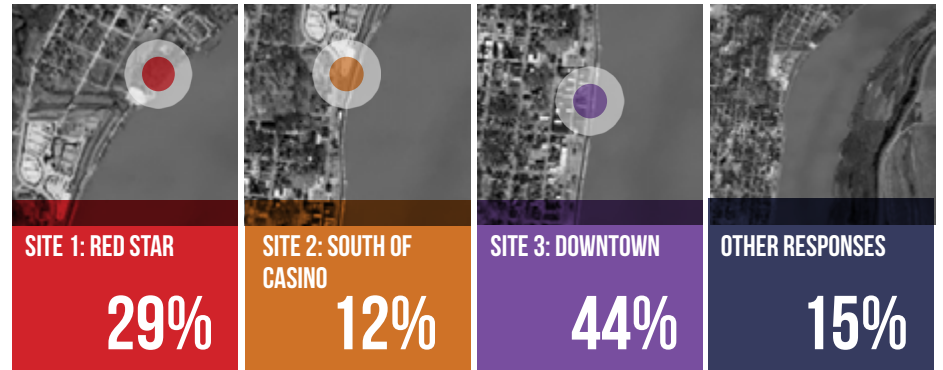
OPEN HOUSE #1 & COMMUNITY SURVEY #1

The consultant team held the first public open house on February 24, 2022. The first survey was subsequently posted on City social media and yielded 93 responses. It focused on which location seems the most desirable, what amenities area residents would like to see as part of a marina, and what amenities would be preferred for the Red Star Neighborhood.



After receiving feedback from the open house and the survey, the steering committee and the City determined that the focus of the feasibility study could open up to other viable marine structures.

HERE ARE THREE POTENTIAL SITES FOR A NEW MARINA FOR THE CITY OF CAPE GIRARDEAU. WHICH SITE DO YOU FEEL WOULD WORK BEST IF THERE WERE A NEW MARINA?

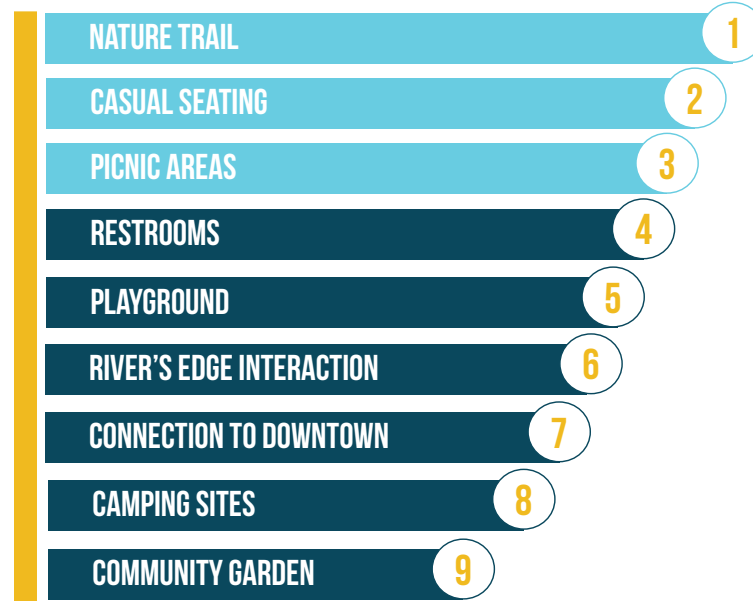


Initial direction — prior to the bathymetric study — was focused on the Red Star site for a marina, which meant that the Red Star flood buyout properties were reviewed, too. Early in the study, direction shifted away from the Red Star site, and it was determined that the existing concept plan already encompassed many of the wants of area residents. For additional information, see Appendix A: Overview of Red Star Sites.

IF A MARINA IS DEEMED FEASIBLE, WHAT AMENITIES WOULD YOU LIKE TO SEE ASSOCIATED WITH A MARINA FACILITY? (RANKED 1 = MOST WANTED, 9 = LEAST WANTED)



WHICH AMENITIES WOULD YOU MOST LIKE TO SEE IN THE RED STAR NEIGHBORHOOD AREA? (RANKED 1 = MOST WANTED, 9 = LEAST WANTED)



MARKET FEASIBILITY

Research and Analysis

The Mississippi River is the second longest river in North America at 2,340 mi long. On the Upper Mississippi, there are approximately 500 boat access points and marinas. For recreational boaters, Cape Girardeau is uniquely located along one of the largest stretches of water - over 250 miles - with no docking facilities. Travelers passing through the area are often heading to Paducah, KY, or Caruthersville, MO.

THE COMMUNITY DOCK

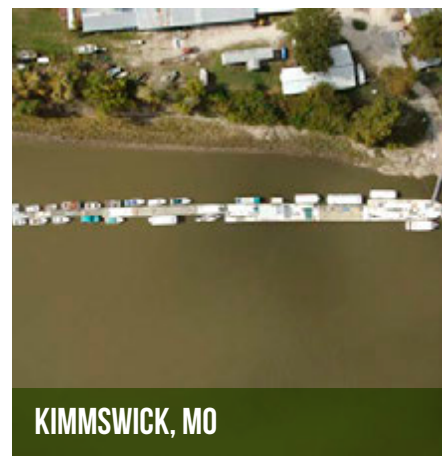
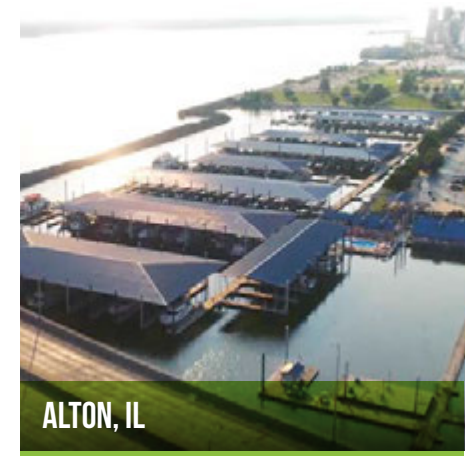
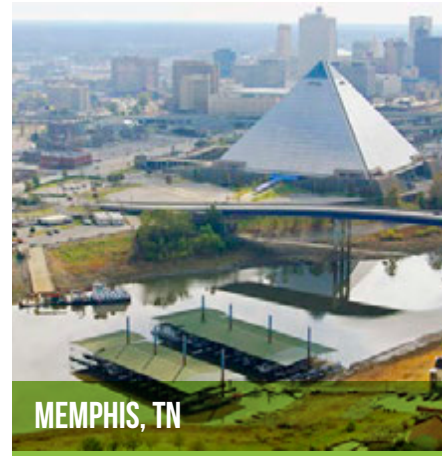
Marinas pepper the shores of the Upper and Lower Mississippi, providing docking accommodations for local and transient boaters. The consultant team initially investigated the feasibility of a marina for Cape Girardeau and, through a process of discovery, determined a transient dock with amenities that can be enjoyed by travelers and the community is the most supported option for the City.

Several discoveries led to proceeding with the Community Dock Feasibility Study, including polling 11 relevant marinas and docks - several with accommodation for transient boats, reviewing available bathymetric survey data of the river at Cape Girardeau, and in-depth conversations with the steering committee on the project goals.

Marinas along the river are often in areas off of the main channel or are protected by some type of break structure (natural or man-made), and sedimentation and dredging are costly maintenance issues. Cape Girardeau has such a strong fluctuation in river conditions and no natural breaks against the current that the cost to construct and maintain a marina would be difficult. The Upper Mississippi is controlled by navigation dams, with the southernmost location at Alton, IL, which leads to the large fluctuations. Also, the two stops nearest to Cape Girardeau both opted for a community dock.

Additionally, marinas require greater infrastructure because they have individual slips for housing boats, and they are often accommodate long-term stays. A community dock is one long docking structure that typically hosts transient boaters for shorter stays.

Understanding the variables above, the steering committee decided to focus on infrastructure improvements that would provide a new attraction to Cape Girardeau while also providing a destination for tourists via a community dock.



BOATING ON THE MISSISSIPPI

The Upper Mississippi River region sees millions of recreational boaters every year. According to Kim Russo, Association Director of America's Great Loop Cruisers' Association (AGLCA) approximately 200 boaters travel the "loop" on a normal year. The route includes the Atlantic Intracoastal Waterway; the New York State Canals; the Canadian Canals; the Great Lakes; the Mississippi, Ohio, and other inland rivers; and the Gulf of Mexico. Since the Covid-19 pandemic, AGLCA has seen as many as 400 boaters traveling the "loop".

Additionally, due to the changing technology and scale of maritime transport and consequent transformation and relocation of port facilities, waterfront industry began to decline as early as the 1950's. In the last decade, many communities have begun to evaluate reviving their historic port cities. As a result of both private initiative and public interest, cities across the county have gained valuable amenities such as river access, community docks, marinas, new parks, trails, camp grounds, music pavilions, restaurants, and convention centers, among others. These new developments have led to increase recreational traffic on the Mississippi.

INDUSTRY COMPETITION

There are no marinas or community docks close enough to signify local competition. Relevant nearby stops include Hoppie's Marina in Kimmswick, MO, and Paducah Transient Boat Dock in Paducah, KY. Despite Hoppie's name, neither location has an actual marina. They are both essential community docks set up to capture river traffic.

Through surveying 183 "loopers", Cape Girardeau is in an exceptional position to attract recreational traffic. There are no barriers to entering the market from a competition standpoint, though the type of marine structure required will be an investment for the community.

One area of consideration is the potential services provided by the City or through public / private partnerships. One of the key needs for recreational traffic is fuel. For 33 years, the Kidd Fuel Dock in Cape Girardeau has been supplying diesel fuel to mostly commercial traffic and some leisure boaters. Most marinas and docks along the Mississippi see profit from incorporating fuel facilities, docking fees, utilities, and even a commercial space.

SALES POTENTIAL

Differentiating Cape Girardeau from other stops along the Mississippi will be important in attracting tourists; however due to the City's position on the river, there is a strong potential for success as a travel stop. When the consultant team surveyed other destinations and travelers, the most successful destinations had attractions to encourage boaters to spend time in the community. Besides restaurants and hotels, tourists will plan the stops based on events like music, food, and art festivals. Holiday weekends are also key.

The Cape Girardeau Downtown Strategic Plan has outlined key focus areas with specific projects, including various parking lot and streetscape improvements, Broadway and Main Street, North Main Street, South Main Street, and the Threshold Projects that can only help solidify the City as a destination point.



To substantiate information from AGLCA, the marinas and community docks targeting tourists mentioned hosting anywhere from 100-500+ boat vessels per year. Given that there is little competition, and that Cape Girardeau would be one of the southernmost stops on the Upper Mississippi — the most frequented section of the River — for travelers heading east on the Ohio, there is a good potential for market share.

To generate sales, it is important to anticipate marketing needs. The AGLCA would be a great partner in distributing information about a new docking location along the Mississippi. The consultant team would also recommend working to identify and reach out to regional boat clubs.

SALES PROJECTIONS

Looking at estimated numbers from polled facilities comparable to the proposed community dock, profits from docking fees and utilities equal on average \$15-40K, depending on the year. Income from fuel was not readily shared, though most locations surveyed mentioned that they made a profit. Additionally, communities have assessed that with docking facilities, boaters increased their yearly tourism profits 10-15%. According to the AGLCA's survey of 1776 respondents, the average "looper" spends approximately \$200 per day when visiting riverfront communities.

For example, if Cape Girardeau develops a community dock without major changes to the existing downtown and receives the average 200 tourists, it can be assumed that they will see an income of roughly \$20K in docking fees and an additional \$20K spent in the community per year. This does not include fuel provided by the City or fee generation from other amenities.



DEVELOPING A DESTINATION

A community dock in Cape Girardeau can take on many forms. By examining docking facilities around the United States and listening to both local residents and boating enthusiasts, the consultant team began determining what will work for the City.

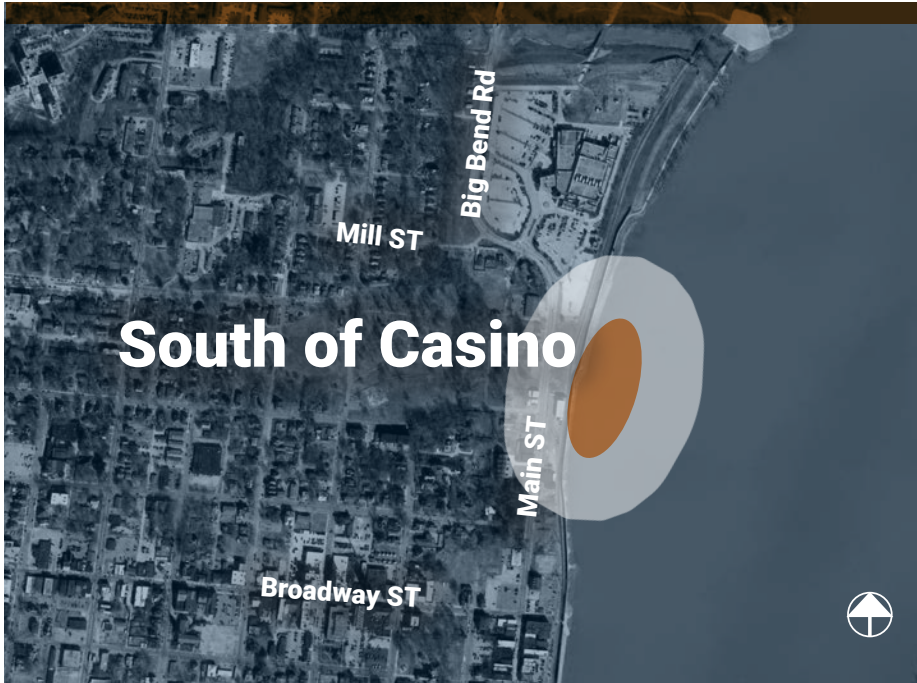
DESIGN REQUIREMENTS

After the steering committee settled on the community dock in lieu of a marina, the consultant team needed to define the size and type of the structure. With two potential locations (the South of Casino Site and the Downtown Site) still in consideration, the initial concept development needed to consider the size and type of dock, accessibility points, and the heavy variation in water levels. A clear need for a flexible product able to withstand the water fluctuations was imperative, so floating docks became the focus and two designs began to stand out.



Cape Girardeau was founded because of the river. Using this great resource as a way to bring more tourists and potential residents is a great way to keep the legacy going.

**- Respondent,
Community Feasibility Questionnaire**



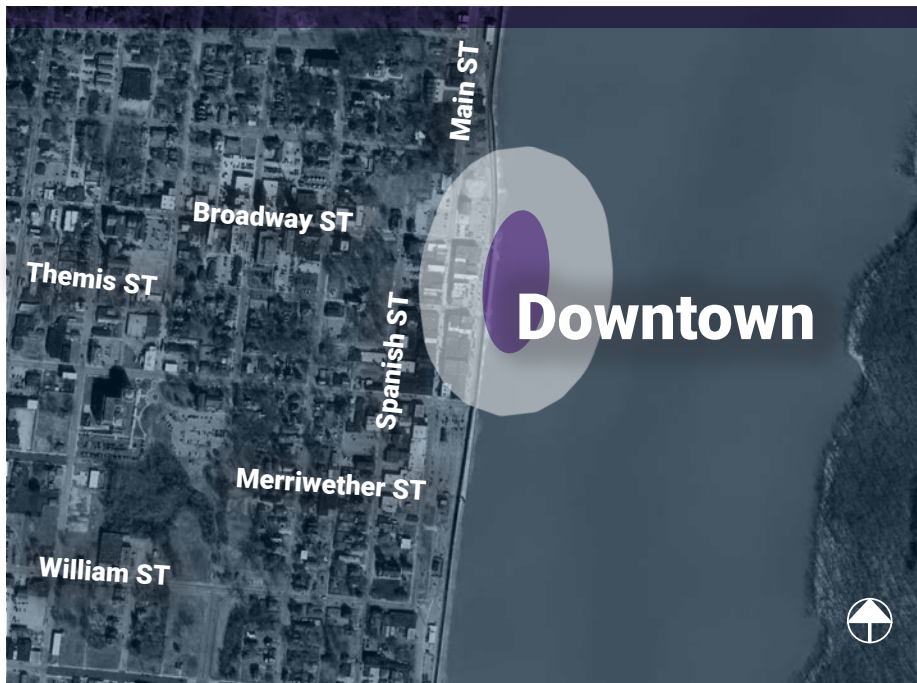
SOUTH OF CASINO SITE

The South of Casino site is almost the midway point between the Casino and Downtown Cape Girardeau. The water levels are appropriate for a dock, and there is some accessibility at the Broadway Flood gate, which is approximately 2,000 feet from the proposed location.

To align this site with what was heard from the community and steering committee, the consultant team designed an additional access point via pedestrian bridge that would completely avoid an at grade crossing of the railroad and the addition of a flood gate. The structure would transition into a scenic overlook that would allow visitors a stunning view of the Mississippi.

A set of stairs and ramps would transition visitors to the river's edge where they would connect to a pre-engineered ramp system designed for marine use. The actual dock could be constructed of a variety of materials. Large pilings would be used to allow the structure to move up and down while remaining secure.

Amenities include fueling, a commercial space, and restrooms. Owing to the lack of roadway access to the river side of the floodwall, construction and materials delivery may require barge access.



DOWNTOWN SITE

Located between Themis and Broadway Streets is the Downtown Site. This location has the deepest water of the three originally proposed, and there is accessibility through the floodwall gates on Themis and Broadway.

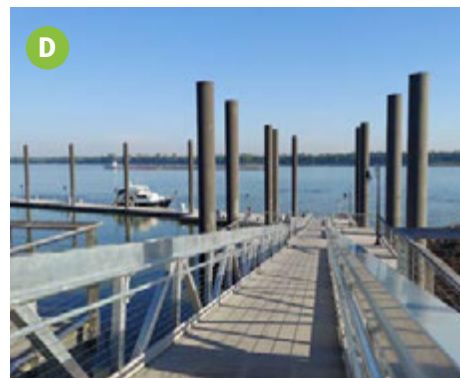
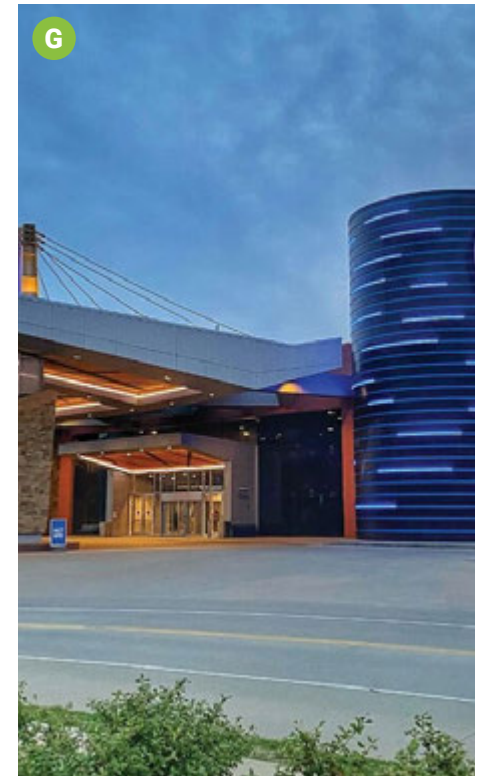
Like the South of Casino site, a ramp will lead pedestrians to a floating docking structure anchored by pilings that allow it to rise and fall with the water's fluctuation. However, in contrast to the previous proposal, in the downtown area a much larger floating park is proposed that serves boaters and creates a destination for the community and tourists. The park is created from a series of three barges which would have walkways around the perimeter and a park-like surface with a mix of trees, shade structures, and seating. An additional benefit to this design is that it can also serve as a dock for Viking Cruise Lines and other operators large cruise vessels that cannot currently dock at Cape Girardeau.

Additional amenities include fueling, a commercial space, and restrooms. Existing flood gates make access to this site easier for construction and delivery of materials. River access for construction will also be required.

SOUTH OF CASINO

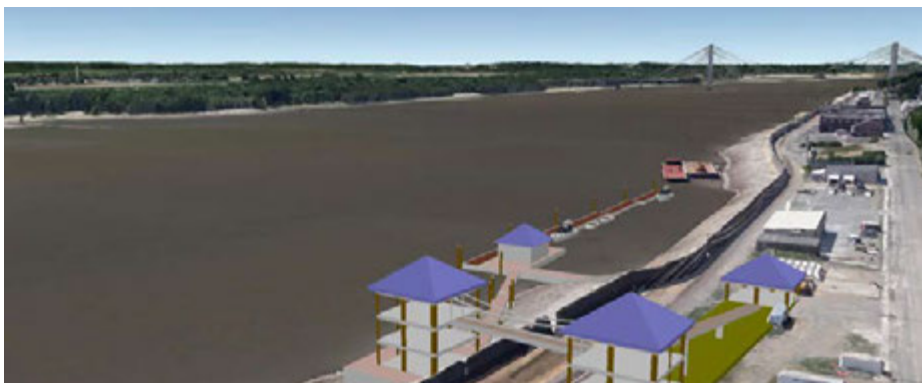
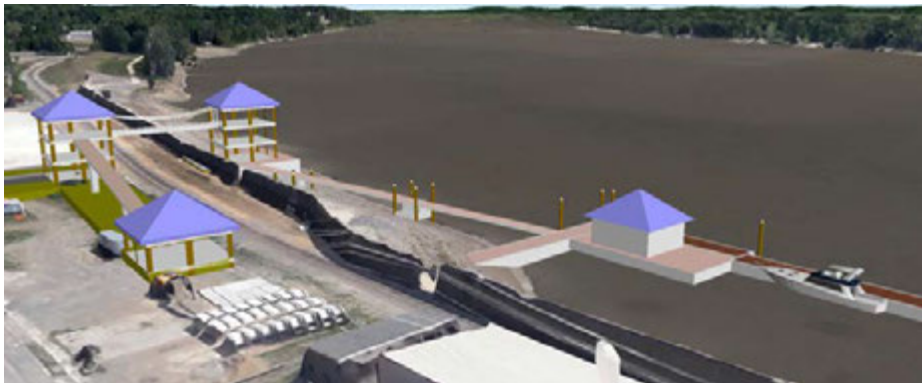
KEY ELEMENTS

- A Boat Dock
- B Dock Infrastructure
- C Commercial Space / Restroom / Fueling
- D Accessible Walkway
- E River Overlook
- F Bridge Rail Crossing
- G Casino Access





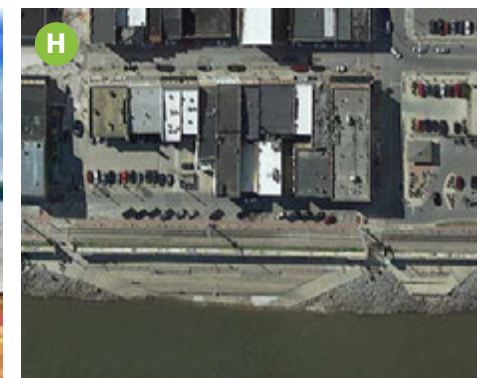
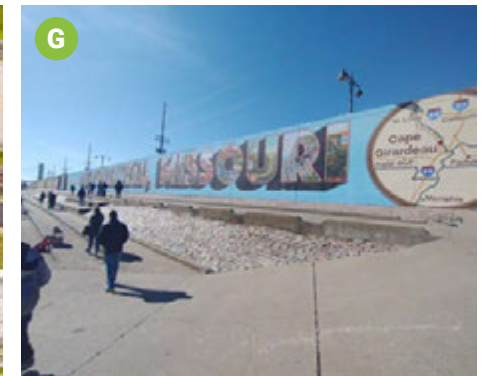
SOUTH OF CASINO



DOWNTOWN

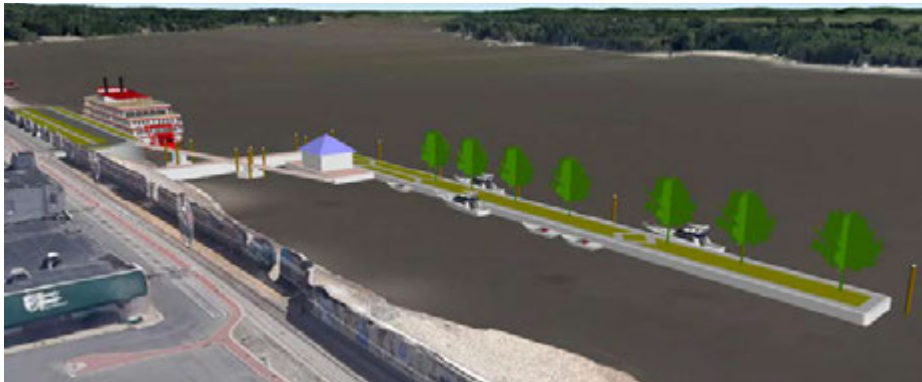
KEY ELEMENTS

- A Boat Dock
- B Park Space / Riverwalk
- C Barge Infrastructure
- D Commercial Space / Restroom / Fueling
- E Accessible Walkway
- F Riverboat Docking
- G Mural Views
- H Downtown Accessibility / Parking





DOWNTOWN



ADDITIONAL PUBLIC INPUT

CAPE COMMUNITY SURVEY #2

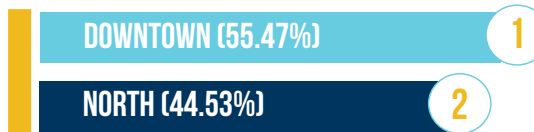
OPEN HOUSE #2 & COMMUNITY SURVEY #2

Based on the results from the first survey and discussions with stakeholders and the steering committee, the consultant team developed conceptual designs to illustrate the recreational and developmental improvements that will encourage visitors to the community dock. The consultant team held a second public engagement opportunity on May 17, 2022.

Following the workshop, 137 people responded to a second survey focused on location, amenities, and overall approval or disapproval of the project.



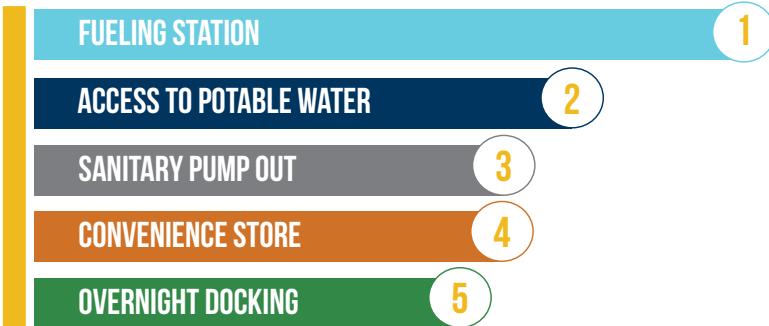
IF THE COMMUNITY CHOOSES TO CONSTRUCT A PUBLIC DOCK, WHICH LOCATION WOULD YOU PREFER?



WOULD YOU UTILIZE A COMMUNITY DOCK ON THE CAPE RIVERFRONT?



IF A MARINA IS DEEMED FEASIBLE, WHAT AMENITIES WOULD YOU LIKE TO SEE ASSOCIATED WITH A MARINA FACILITY?



WOULD YOU BE MORE INTERESTED IN A COMMUNITY DOCK IF IT WERE A DESTINATION THAT HAD OTHER AMENITIES FOR NON-BOATERS (FOR EXAMPLE, A FLOATING PARK SPACE)?



DO YOU THINK THE COMMUNITY SHOULD PURSUE CONSTRUCTION OF A COMMUNITY DOCK?



IF THE COMMUNITY CHOOSES TO CONSTRUCT A PUBLIC DOCK, WHICH LOCATION WOULD YOU PREFER?



WOULD YOU UTILIZE A COMMUNITY DOCK ON THE CAPE RIVERFRONT?



WOULD YOU BE MORE INTERESTED IN A COMMUNITY DOCK IF IT WERE A DESTINATION THAT HAD OTHER AMENITIES FOR NON-BOATERS (FOR EXAMPLE, A FLOATING PARK SPACE)?



WOULD YOU UTILIZE A COMMUNITY DOCK IF IT WERE IN THE CITY OF CAPE GIRARDEAU?



“LOOPER” SURVEY

“LOOPER” SURVEY

The Great Loop is a circumnavigation of the eastern U.S., and part of Canada. The route includes the Atlantic Intracoastal Waterway, the New York State Canals, the Canadian Canals, the Great Lakes, the inland rivers, and the Gulf of Mexico. On an average year, the southern Mississippi River is traveled by roughly 200 “loopers”.

The consultant team reached out to the “loopers” to learn about their needs while traveling, if the City of Cape Girardeau would be a potential stop, which potential dock location makes the most sense to them, and what amenities they would require.



IF A MARINA IS DEEMED FEASIBLE, WHAT AMENITIES WOULD YOU LIKE TO SEE ASSOCIATED WITH A MARINA FACILITY?



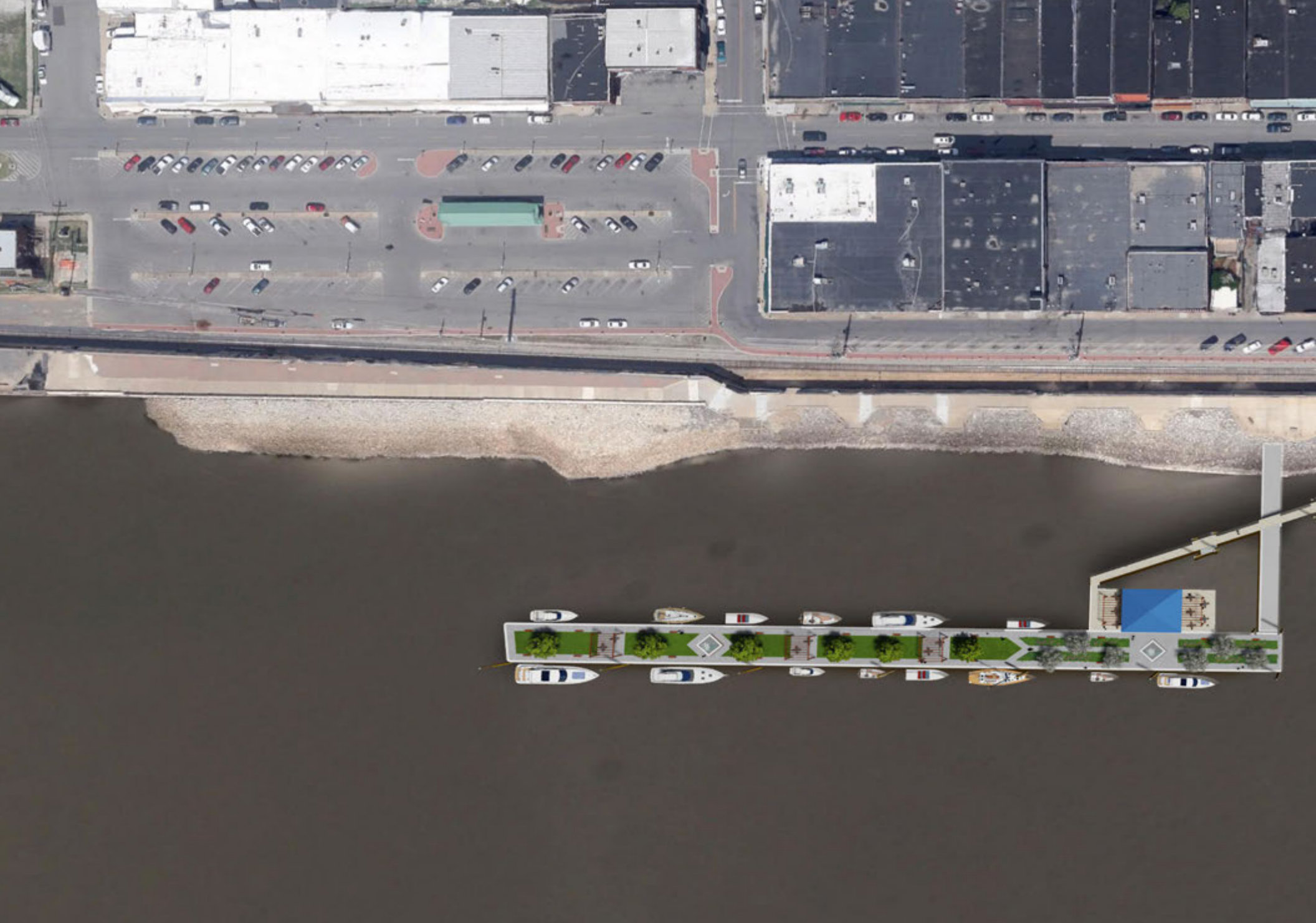
The Downtown Community Dock

The consultant team has reviewed findings and feedback to create a refined vision for the Downtown Community Dock. The fresh, welcoming design represents the culmination of over six months of study, planning, and engagement. The resulting design is a framework for a development that represents the community's vision while allowing for flexibility if moving toward implementation is the desired next step.

This interactive, multi-generational riverfront experience caters to the local community and every potential boater. This extension of the gateway to the City of Cape Girardeau is unlike an other dock along the Mississippi and could become a regional destination.









AERIAL OVERVIEW

The existing mural between Themis and Broadway anchors the design of the Downtown Community Dock. This park-like environment, designed for the everyday experience, is flexible enough to draw visitors for family picnics, fishing, and riverfront viewing throughout the year. At the north of the dock is a commercial space, fueling station, a potential event venue, and areas to enjoy a bite to eat. A walkway provides circulation around the entire dock and provides interaction with the water's edge. The interior of the dock is a mixture of small trees and shade structures for locals and boaters to enjoy the beautiful view.



THE DESTINATION

This extension of the Downtown becomes a community gathering area and provides flexible space for a variety of scalable events, from gathering with friends to community-wide festivals and celebrations. Additionally, the cruise ship can utilize side thrusters to pull alongside the new sheet piling wall.



THE PARK SPACE

Boating along the Mississippi is a regional pastime. This public dock can provide boaters easy access to the nearby restaurants, shops, and entertainment. The dock is also capable of supporting large cruise vessels. What distinguishes this dock from all others are the park amenities that truly make this a space for the entire community, including seating, shade, fountains, and a commercial space.



THE ACCESS

Boaters can dock along both sides of the structure, with the interior supporting smaller vessels that may struggle in stronger currents. Larger boats — even very large cruise vessels — could utilize the river side of the dock. On a busy day, the area would be buzzing with activity.



THE VIEW

Several Mississippi River towns are in the process of reclaiming points of interaction with the riverfront, and many already have. The Downtown Community Dock will provide the people of Cape Girardeau an amazing opportunity to walk along the river's edge, see all the docked boats, and enjoy a refreshing new green space in the community.

FINANCIAL FEASIBILITY

Economic Projections


There are a variety of considerations when estimating the feasibility of a capital project like the Downtown Community Dock. Beyond the initial costs, the City needs to consider the inclusion of amenities and the associated ownership structure, start-up capital needs until revenues are realized at full capacity, and contingency capital needs, if required.

BUDGETED COSTS AND POTENTIAL OPPORTUNITIES

The consultant team has completed an initial opinions of probable cost for the Downtown Community Dock, though with materials costs in various states of fluctuation, this should be revisited and updated prior to seeking funding and establishing budgets. With a fueling station, a commercial space, and restrooms incorporated in the design, the City should consider how these facilities will be managed. Polling relevant facilities along the Upper Mississippi, public-private partnerships were preferred when it came to commercial space, though that means the profit potential is limited to the lease price. Fuel docks provided steady income and were a great asset, though the State of Missouri requires them to be manned while in operation. The potential for a vendor should also be considered, as well as potential security needs.

Additionally, the Downtown Community Dock expands the existing riverfront and provides opportunities for additional programming.

FULL BARGE DESIGN WITH SHEET PILING

 Engineers • Architects • Surveyors		OPINION OF PROJECT / CONSTRUCTION COSTS			
		DATE	6/24/2022	ESTIMATED BY:	SCH / TCR
CITY OF CAPE GIRARDEAU		DOWNTOWN COMMUNITY DOCK			
NO	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1	MOBILIZATION	1	LS	\$100,000.00	\$100,000.00
2	RAIL CONTROL, FLAGGER AND INSURANCE	1	LS	\$15,000.00	\$15,000.00
3	CONSTRUCTION SITE FENCING	900	LF	\$20.00	\$18,000.00
4	TRAFFIC CONTROL AND PROTECTION	1	LS	\$20,000.00	\$20,000.00
5	TEMPORARY EROSION CONTROL	500	LF	\$5.00	\$2,500.00
6	PAVEMENT REMOVAL	0	SY	\$10.00	\$0.00
7	SIDEWALK REMOVAL	8,250	SF	\$6.00	\$49,500.00
8	MISCELLANEOUS DEMOLITION	1	LS	\$80,000.00	\$80,000.00
9	UTILITY SERVICES (WATER, SEWER, ELECTRIC)	1	LS	\$280,000.00	\$280,000.00
10	SIDEWALK / WALKWAYS / TRAIL	10,100	SF	\$15.00	\$151,500.00
11	PC CONCRETE PAVEMENT	1,100	SY	\$105.00	\$115,500.00
12	SAFETY BUOYS	9	EA	\$8,000.00	\$72,000.00
13	DECK	2,400	SF	\$150.00	\$360,000.00
14	ACCESS RAMP	2,500	SF	\$120.00	\$300,000.00
15	SHEET PILING WALL	30,000	SF	\$75.00	\$2,250,000.00
16	COURTESY DOCK / FLOATING PARK (BARGES)	29,250	SF	\$220.00	\$6,435,000.00
17	BARGE MODIFICATIONS	1	LS	\$250,000.00	\$250,000.00
18	MOORING PILES	9	EA	\$100,000.00	\$900,000.00
19	LANDSCAPE ALLOWANCE	1	LS	\$100,000.00	\$100,000.00
20	BENCHES	10	EA	\$2,000.00	\$20,000.00
21	LIGHTING	10	EA	\$8,000.00	\$80,000.00
22	CURB & GUTTER	950	LF	\$40.00	\$38,000.00
23	COMMERCIAL SPACE/OFFICE	1,600	SF	\$250.00	\$400,000.00
24	FUEL PUMPS AND STORAGE	1	LS	\$230,000.00	\$230,000.00
CONSTRUCTION SUBTOTAL					\$12,267,000.00
CONTINGENCY (15%)					\$1,840,050.00
CONSTRUCTION TOTAL					\$14,107,050.00
ENGINEERING & LANDSCAPE ARCHITECTURE (10%)					\$1,226,700.00
PERMITTING					\$15,000.00
PROJECT TOTAL					\$15,348,750.00

FULL BARGE DESIGN WITHOUT SHEET PILING

		OPINION OF PROJECT / CONSTRUCTION COSTS			
		DATE	6/28/2022	ESTIMATED BY:	SCH / TCR
CITY OF CAPE GIRARDEAU		DOWNTOWN COMMUNITY DOCK			
NO	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1	MOBILIZATION	1	LS	\$50,000.00	\$50,000.00
2	RAIL CONTROL, FLAGGER AND INSURANCE	1	LS	\$5,000.00	\$5,000.00
3	CONSTRUCTION SITE FENCING	200	LF	\$20.00	\$4,000.00
4	TRAFFIC CONTROL AND PROTECTION	1	LS	\$8,000.00	\$8,000.00
5	MISCELLANEOUS DEMOLITION	1	LS	\$20,000.00	\$20,000.00
6	UTILITY SERVICES (WATER, SEWER, ELECTRIC)	1	LS	\$280,000.00	\$280,000.00
7	SIDEWALK/WALKWAYS/TRAIL	1,000	SF	\$15.00	\$15,000.00
8	SAFETY BUOYS	9	EA	\$8,000.00	\$72,000.00
9	DECK	2,400	SF	\$150.00	\$360,000.00
10	ACCESS RAMP	2,500	SF	\$120.00	\$300,000.00
11	COURTESY DOCK/FLOATING PARK (BARGES)	29,250	SF	\$220.00	\$6,435,000.00
12	BARGE MODIFICATIONS	1	LS	\$250,000.00	\$250,000.00
13	MOORING PILES	9	EA	\$100,000.00	\$900,000.00
14	LANDSCAPE ALLOWANCE	1	LS	\$100,000.00	\$100,000.00
15	BENCHES	10	EA	\$2,000.00	\$20,000.00
16	LIGHTING	10	EA	\$8,000.00	\$80,000.00
17	COMMERCIAL SPACE/OFFICE	1,600	SF	\$250.00	\$400,000.00
18	FUEL PUMPS AND STORAGE	1	LS	\$230,000.00	\$230,000.00
CONSTRUCTION SUBTOTAL					\$9,529,000.00
CONTINGENCY (15%)					\$1,429,350.00
CONSTRUCTION TOTAL					\$10,958,350.00
ENGINEERING & LANDSCAPE ARCHITECTURE (10%)					\$952,900.00
PERMITTING					\$15,000.00
PROJECT TOTAL					\$11,926,250.00

Detailed Opinions of Cost

Working together with the steering committee there are two opinions of probable costs for the Downtown Community Dock design.

→ FULL BARGE DESIGN WITH SHEET PILING:

In this design scenario, the river facing pedestrian area between the flood wall gates at Themis and Broadway Streets would be expanded and supported with a sheet piling wall. This structure would allow for additional access to direct riverfront views and act as a park space and extension to the park space on the barge. Additionally, it can mitigate some of the flood damage to the riverfront structures.

→ FULL BARGE DESIGN WITHOUT SHEET PILING:

In this design scenario, the river facing pedestrian area between the flood wall gates at Themis and Broadway Streets would be very similar to the existing conditions. The current cruise boats would drop-off passengers in the current location, and the ramp to the barge dock would be closer to the Themis Gate. This option allows for the benefits of the barge without the additional infrastructure costs.

Expectation and Return Alternatives

When examining expected costs, revenue, and net profit, the data can be analyzed in a conservative scenario (200 boats per year) and a best case scenario (500 boats per year).

DOWNTOWN COMMUNITY DOCK		CONSERVATIVE PROJECTIONS		
NO	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PROFIT
1	DOCKING AND UTILITIES	200 BOATS	\$100	\$20,000
2	FUEL	6,000 GALLONS	\$0.15	\$900*
3	COMMERCIAL SPACE LEASE (1,600 SF)	12 MONTHS	\$600 (PER MONTH)	\$7,200
TOTAL PROFIT				\$28,100

DOWNTOWN COMMUNITY DOCK		BEST CASE PROJECTIONS		
NO	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PROFIT
1	DOCKING AND UTILITIES	500 BOATS	\$100	\$50,000
2	FUEL	15,000 GALLONS	\$0.15	\$2,250*
3	COMMERCIAL SPACE LEASE (1,600 SF)	12 MONTHS	\$1,200 (PER MONTH)	\$14,400
TOTAL PROFIT				\$66,650

* Total fuel profit is based on a 30 gallon tank. It is important to note that vessels traveling this stretch of the Mississippi tend to have 30-70 gallon tanks.

Other expectations to consider include the following:

DOWNTOWN COMMUNITY DOCK		
NO	ITEM DESCRIPTION	TOTAL PROFIT
1	MAINTENANCE	-\$45,000 (PER YEAR)*
2	DAILY TOURISM DOLLARS SPENT BY BOATERS (AVERAGE)	\$40,000**
3	DAILY TOURISM DOLLARS SPENT BY BOATERS (BEST CASE)	\$100,000**
4	DAILY TOURISM DOLLARS SPENT BY NON BOATERS ESTIMATE	\$180,000***

* Based on an estimate to maintain the barge dock, ramp, landscaping, handrails, etc.

** Profit is based on the AGLCA survey that noted the average "looper" spends \$200 a day.

*** Based on an estimate at 3,000 people at \$60 per person.

Typical Cape Guest Expenditures

The following data came from the Cape Girardeau Convention and Visitors Bureau. Non-boating visitors are strong contributors to the local economy.

TOURIST RATE DETAILS		
NO	ITEM DESCRIPTION	TOTAL PROFIT
1	GROUP TRAVEL (DAY)	\$45
2	GROUP TRAVEL (OVERNIGHT)	\$110
3	LEISURE TRAVEL (DAY)	\$60
4	LEISURE TRAVEL (OVERNIGHT)	\$130
5	CONFERENCES/CONVENTIONS/TRADE SHOWS (DAY)	\$220
6	SPECIAL EVENTS/FAIRS & FESTIVALS (DAY)	\$80
7	SPORTING EVENTS (DAY)	\$95

Resources / Funding Options

If the City of Cape Girardeau chooses to continue with the pursuit of the Downtown Community Dock, public grants, and private sector dollars should be sought. Planned designs often spur private investment, allowing for public-private partnerships to emerge. Getting potential public-private partnerships on board early will increase the tourism potential and encourage additional development to follow.

POSSIBLE FUNDING OPTIONS

- Federal Grants: Land and Water Conservation Fund, EPA Green Infrastructure Funding, FHWA Grant, HUD Grant, etc
- U.S. Fish and Wildlife Boating Infrastructure Grant (BIG)
- U.S. Army Corps of Engineers Planning Assistance Grants
- State of Missouri Grants: Boat Access Area Development Grant, Certified Local Government Grants
- Tourism Grants
- Programming and rental fees
- Fuel / vendor fees
- Concessions / restaurant / lease fees
- Additional Riverboat docking fees (Viking)
- Downtown or City hotel lodging fee
- Private donor and naming rights opportunities
- Nonprofit Foundation, Friends of the Downtown Community Dock

CONCLUSION

Cape Girardeau is uniquely positioned on the Mississippi River to attract consistent transient boat traffic from June through October. With the addition of the Downtown Community Dock, the City would be better positioned to attract visitors for day trips and overnight stays. Throughout the planning process, it was made clear that the community dock should be both an attraction and amenity for boaters and non-boaters alike. While quantifying the hard costs of implementation and profit from boaters is straight forward, what is harder to ascertain is the overall benefit to the City and the region by creating a new destination point with a design specific to the City of Cape Girardeau.

Several key areas of focus have already been outlined in the Cape Girardeau Downtown Strategic Plan. While not specific to this plan, the Downtown Community Dock should be seen as an important addendum to the strategic plan, creating new potential for development and growth for the City and an incredible new amenity.



APPENDIX





A: OVERVIEW OF RED STAR SITES	36
B: AREA MARINA RESEARCH	38
C: AGLCA "LOOPER" RESEARCH	42

OVERVIEW OF RED STAR SITES

Confirming the Public Programming

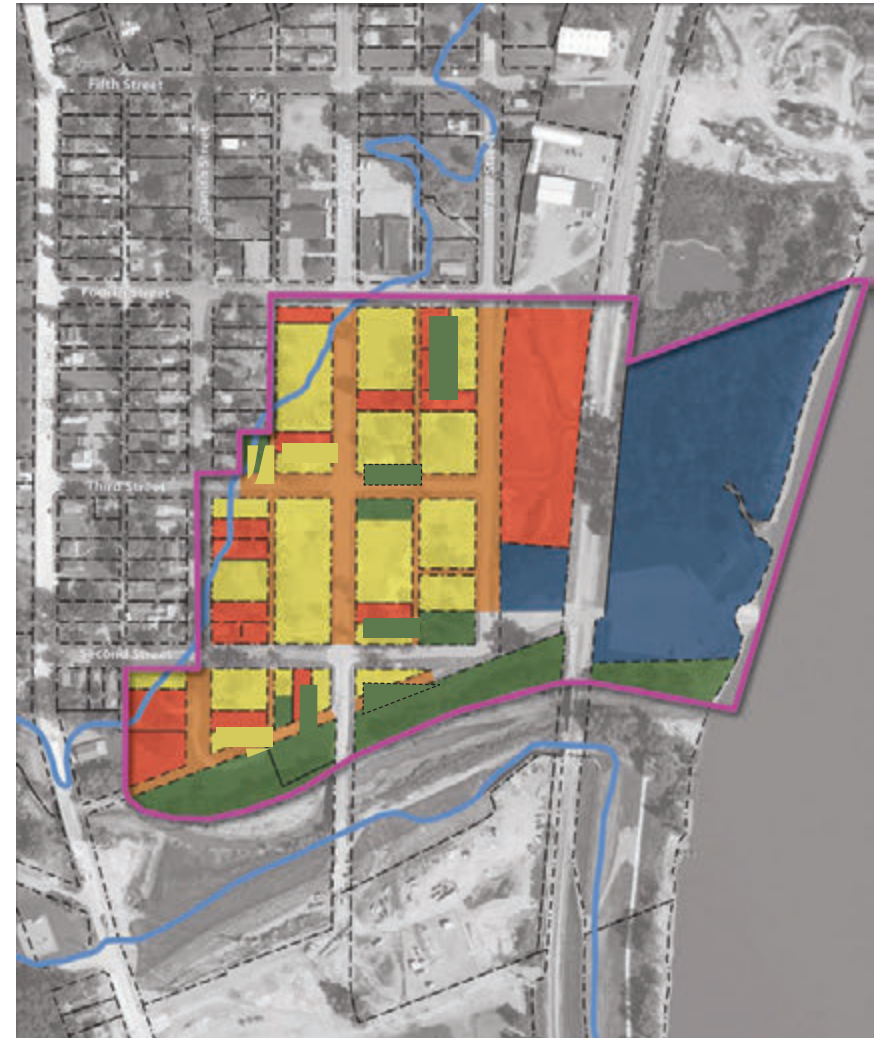
Initially, the marina feasibility study was focused on the riverfront adjacent to the Red Star site. There are obvious synergies here, with the existing Red Star Access boat launch and parking area. However, as has been discussed, concerns with the dynamics of the River itself were confirmed through analysis and in discussions with Missouri Department of Conservation operations, and this led to considering sites further south.

At the same time, the consultant team and the City were able to take advantage of the marina study to revisit earlier planning and programming for the Red Star site. The Red Star site consists of 39 parcels that were procured by the City through FEMA flood buyout programs owing to significant flood hazard in this area. Along with Missouri Department of Conservation land, this area creates an assemblage of nearly 30 acres in size, with the Mississippi riverfront to the east and frontage along Sloan Creek to the south – adequate for a substantial neighborhood park. Owing to the flood risks, a park or recreation space is also likely the most appropriate for the space.

In early 2017, the City's Neighborhood Development Initiative worked with Benchmark Planners to develop a plan for the neighborhood. The result of that planning effort was the development of a neighborhood park concept for the City-owned and adjacent land.



PROJECT SITE STATUS



- City Ownership (no deed restrictions)
- City Ownership (flood buyout restrictions)
- Missouri Conservation Commission
- Public Right-of-Way*
- Private Ownership
- Tax Parcels
- Project Site Area
- Flood Hazard Limits

*Indicates areas within a public right-of-way that could be closed to consolidate the site.

Red Star Neighborhood Revival

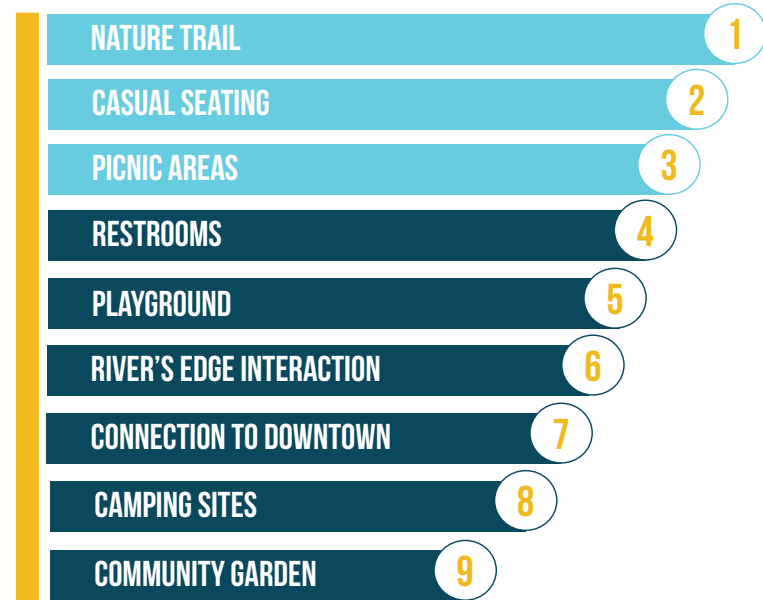


2017 RED STAR PARK DEVELOPMENT CONCEPT

At both open house #1 and the subsequent survey for this marina study, the consultant team asked the community for input on the program of the Red Star site. Furthermore, the team shared the 2017 conceptual park plan for more detailed feedback. The community clearly showed a preference for passive and nature-based recreation opportunities, with nature trails ranking as the most desirable amenity. The community confirmed with their preferences that the existing direction for the Red Star is appropriate and showed much interest in the City moving forward with developing a passive park space in this area.

With the close proximity to downtown and the direct connection to the greenway, a passive park would be a great asset, and fill a need for more natural space in the City. It would also be an incredible opportunity to connect with the River and its adjacent ecologies in a way that is unique to the City of Cape Girardeau.

WHICH AMENITIES WOULD YOU MOST LIKE TO SEE IN THE RED STAR NEIGHBORHOOD AREA? (RANKED 1 = MOST WANTED, 9 = LEAST WANTED)



Understanding What Works

The consultant team interviewed 11 separate marina and dock facilities along the Mississippi and Ohio Rivers. Hearing from harbormasters and owners, the City of Cape Girardeau can form a more comprehensive opinion on the pros and cons of a community dock structure.

Each interviewee was asked a series of questions covering the history and details of their operations, their challenges and wishes, and their successes. Participants offered that overall their business is membership driven and slips are always occupied and they are wait-listing slips for years. The need for transient parking is mentioned by almost all interviewees, but most desired at facilities that are considered “destination” spots that typically accommodate guests for multiple day stays. These locations offer amenities such as pools, frequent festivals / live music venues, showerhouse / laundry, restaurants, etc.

Facilities with experienced Harbormasters on staff agreed that successful locations offer a destination that is clean, secure, easy-to-dock, a place to stop for fuel, easy access to restaurants, a convenience store where travelers can restock their boat, and maybe even a showerhouse / laundry building. With few locations along the river to dock in the immediate area for transient travelers, facility harbormasters stated that a stop in Downtown Cape Girardeau could be very useful.

FACILITY #1

Harbormaster Interview

HISTORY / DETAILS

- Facility with river control structure.
- Served as a harbormaster for a variety of marinas for 48 years.
- The marina was the last step of a phased master plan for the City, completed in 1996.
- USACE owns the land, marina owns the structures.
- They have a dock for cruise lines.
- 300 slips - owned by the City (Daily, monthly and annual rentals).
- Considered a “5-star marina”
- Alloted budget for maintenance and betterment projects is covered by the City. Recently replaced the coolers in the commercial freezers, always replacing planks on the docks when needed.
- Private organization operates the marina for the City. On a typical year, profit of \$20k-\$25k for the City. On really successful years, profit runs anywhere between \$60k-\$80k.
- Public launch available, also offer wet and dry storages options.
- Not completely sure on transient numbers because so much of their business is annual rental, but a guesstimate would be maybe 100-200 boats/yr that were transient / “loopers”.

CHALLENGES / WISHES

- No mechanic or repair shop, however not an issue as there are many vendors to recommend in town.
- Dredging expenses.
- Commercial and governmental red-tape on projects, etc.

SUCCESSSES

- Visitors enjoy their parks/trail system, dog park, waterpark, amphitheater, casino, and fueling docks.
- Receive a lot of “looper traffic, it is constant. Some are just passing through, but many are on leisure travel schedules and will stay.
- They have a small store / deli / merchandise, and a restaurant to accommodate visitors.
- Offer weekend passes for a variety of things, to enjoy activities on busy weekends.

RECOMMENDATIONS FOR CAPE GIRARDEAU

- Advised to look at the community and socio-economic standings as we’re early in the planning stages.
- Perhaps start with a transient dock first, with a fueling dock for both unleaded /diesel.
- Convenience store.
- Charge a set fee for a half day, full day, overnight; no specific vessel charge.
- Charge other amenities separately (electricity, pump outs, etc).
- Harbormaster, “everyone wants new / clean, secure, easy-to-dock, fuel options, maybe a showerhouse / laundry building. People will stop in Cape.”

FACILITY #2

Owner Interview

HISTORY / DETAILS

- Facility without river control structure.
- They operate a transient dock not a full marina.
- They have no disconnects and plug directly into live outlets for electricity, etc.
- Offer fuel options of unleaded and diesel.
- No roof coverings or slips - just a dock.
- Not forthcoming on how many transient boats per year.
- Number of boats depends on how long the vessels are.

CHALLENGES

- The flood of 2019 took out part of their dock.

FACILITY #3

Owner Interview

HISTORY / DETAILS

- Facility with river control structure.
- Not interested in participating beyond the following...
- They are spending most of their time patching up their docks and fixing their restaurant and the damages that occurred from the result of the 2019 flood.
- They are just trying to get all of their slips back in order again for those that used to have rentals with them.

CHALLENGES / WISHES

- The 2019 flood has caused them a lot of work.

FACILITY #4

Harbormaster Interview

HISTORY / DETAILS

- Facility with river control structure.
- The majority of the business is permanent slip holders (75%).
- They are very popular in the summer and holiday weeks for week-long stays.
- Their transient business is not as frequent.

CHALLENGES / WISHES

- They don't have any requests for anything they do not offer, they also don't think they would do anything differently.

SUCCESSSES

- They feel like they are a local destination spot for area campers/fisherman and boating enthusiasts. Many meet at their campsites for summer week gatherings with friends / family.

FACILITY #5

Director of Parks & Recreation Operations Interview

HISTORY / DETAILS

- Facility with river control structure.
- They operate a transient dock not a full marina.
- They weren't interested in rentals or slips at all during initial planning and design. They wanted to capture the river traffic.
- City pays for dredging when needed.
- They utilize the Park District maintenance staff throughout the year, but during their busy boating season they have additional labor roles in place. Most of their days are spent maintaining the docks and parks.
- The transient dock is about 600ft and on event weekends.
- They are completely packed on weekends in the summer.
- Visitors spend a lot of time in the Downtown area visiting shops, listening to live music, shopping their farmers markets while in town.
- 90% of their traffic annually is "loopers".
- The only time they receive local traffic is during their fall festival and July 4th holiday.
- Annual "loopers" / transient is 520 boat vessels, and in 2021 they had a profit of \$52k.
- Guesstimate of 52 local boats annually.

CHALLENGES / WISHES

- Construction of the dock would run parallel to the river.
- Laundry / restrooms
- Convenience store
- Harbormaster office

SUCCESSSES

- They receive a lot of "looper" travelers; from mid-July through end of October.
- Community views their riverfront more as a recreational space, as opposed to the commercial / industrial outlook that it used to get.
- City has increased their downtown profits by 10%-15% in recent years and she believes it's a lot to thank for "loopers" and boater traffic.

FACILITY #6

Owner Interview

HISTORY / DETAILS

- Facility with river control structure.
- Owned the marina for 14 years.
- They have numerous slips, covered and uncovered options. They share their transient docks with the City.
- Always full and reserved year round - very low turnover and will always be wait listing boaters for rental slips.
- Rentals and amenities cover most dredging costs.
- They receive approximately 300 boats of transient/looper travelers per year.
- Declined providing profit amount.

CHALLENGES / WISHES

- Large boat accommodations for transient travelers. They have a transient dock and even built an expansion, but there is still not enough space on busy weekends for bigger boats.
- Large wait list for smaller ships (40ft-60ft) - although not sure they'd build for smaller regardless.
- Fuel docks - tough for Illinois docks vs Missouri advantages.

SUCSESSES

- Always a hot spot for boaters and people utilizing the boat tours.
- Accommodate many "loopers" year round, but mostly in the fall months. They take advantage of specials (3 nights / 1 night free; 4 nights / 2 nights free).
- Remain busy year round and have never decreased on slip rentals; even thinking back on the last 10 year.

FACILITY #7

Harbormaster Interview

HISTORY / DETAILS

- Facility with river control structure.
- They are located between dams, so it's more of a pool / lake location.
- They are 275 slips, and they wish they had more - they are always full.
- They have roughly 84 transient boats per year that come through. The dock is smaller and has restrictions from having more ships parked; especially when they're competing with the large touring boats.

CHALLENGES / WISHES

- They wish they had more transient parking. They are limited to a 120ft long transient dock and they are full all of the time; both daily parking and overnight.

SUCSESSES

- They offer a full-restaurant / lounge areas and a pool. They are used all of the time.

FACILITY #8

Owner Interview

HISTORY / DETAILS

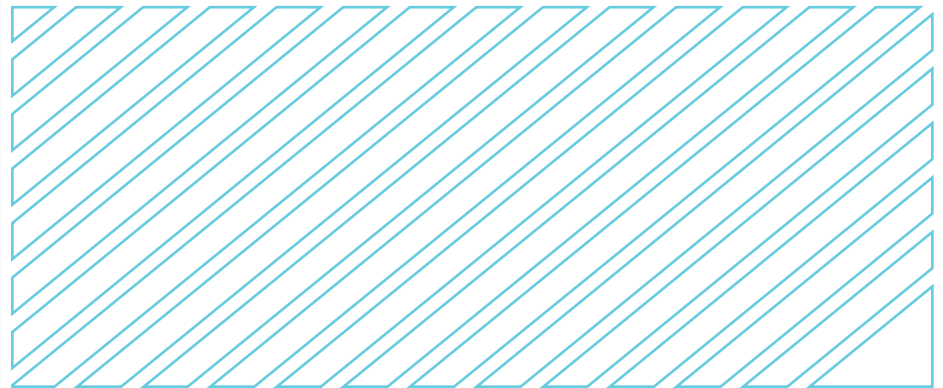
- Facility with river control structure.
- Owner is less than one year into ownership.
- The City owns the slips and the marina, a private club rents the entire area and slip membership and rental go through them.
- There is a police station at the harbor.
- Dredging is covered by services and amenities.
- Transient system is \$1 / ft, no matter what, per day. No leave requirement - stay as long as desired.
- Transient boat docks can accommodate well over 80ft boats. For longer stays set back by laundry/restrooms, for daily stays, set near the convenience store area.
- Owner said they are not really high in numbers for transient visits; maybe 10-12 boats annually that are transient. He also said they might have at the most 5 boats annually that are local that just dock up to go down to the Gulf. They are mostly membership only and their slips are rented out.

CHALLENGES / WISHES

- Already wait-listed for slips.
- City pays, then work on projects - delay in payment often.
- A lot of barge traffic running through and it's pretty narrow passage.
- The marina is set out in the river and when the river fluctuates, it can be challenging for travelers coming in/out of the docks
- Wish they had more undercover slips.
- Swimming pool & hot tubs.
- Faster payments from the City for repairs.

SUCSESSES

- They maintain a lot of traffic from "loopers", year round.
- People love to visit and utilize boat tours, renting scooters and bikes, and walking trails along the waterfront.



FACILITY #9

Aquatics and Parks & Recreation Managers Interview

HISTORY / DETAILS

- Facility with river control structure.
- This is a new marina on the Mississippi.
- Initial feasibility study showed potential loss of income, but the project was community driven.

CHALLENGES / WISHES

- Hoping that fueling docks will be open 2022 season. It was a big request for them to have fueling docks, but there is a lot of work involved. Fuel docks MUST be attended / staffed at all times. It is a big under-taking to fulfill this requirement with their current staff.
- They are adding electric and more lighting soon.
- They have had several requests for more security - cameras are being installed soon. They have a bit more vandalism issues than anticipated.
- Dredging is a huge expense for them, and they actually found that it was cheaper for them to just buy their own equipment and handle their own dredging needs.

SUCSESSES

- Recently added an accessible kayak launch that has gone over very well.

FACILITY #10

Owner Interview

HISTORY / DETAILS

- Owner has been in business there for over 33 years.
- Offers diesel only; both commercial and leisure boaters. His business is 85%-90% commercial and focuses mostly on "contractual" customers.
- Sees mostly "snowbirds" if leisure, not as many "loopers" as he used to get many years ago. Most of his traffic if leisure is from MI and FL, and vice-versa.
- Only offers diesel because the majority of his boats are 45ft or larger and most of those all run on diesel.
- 10% of the boats he gets are unleaded (smaller than 45ft) and he gives them a can to walk to the gas station nearby.
- No fuel onsite, he trucks it in by the gallon for customers.
- No attendant on site. Everything is call by appointment.

CHALLENGES / WISHES / SUCCESSES

- Did not wish to answer.

FACILITY #11

City Recreation Division Manager Interview

HISTORY / DETAILS

- Facility with river control structure.
- Originally there were approximately 10 slips for river traffic.
- USACE did a study on the area and worked with the City to determine that they wanted to provide more slips to increase daily transient traffic.
- There are three other marinas nearby, but this is the main transient promoted one.
- The facility was built mostly on federal money, and there are 72 slips.
- 60 of them will always be used for transient use at \$1.50/ft for overnight on transient slips. If only docking for 3hrs+, \$10 / hr.
- If transient boats want to stay for 13+ days, they offer "temporary seasonal" rates, but they must stay within one of the 12 rental slips. They cannot stay in a transient slip for longer than 13 days.
- They don't offer dry docks or mechanics, but they have no trouble because they have plenty of mechanics and vendors they can recommend and boaters can use.
- Over the last 5 years, they have seen a reduction in cruiser traffic - the bulk traffic now is for fuel, pontoon family for daily water recreation.
- They are lucky if they have 2-3 boats on a Mon-Thurs.
- Their holiday and special events weekends are when they are at full capacity and finding space for additional tie-off's.
- Transient average is 60-80 boats during the summer months. They see approximately 50 boats of "loopers" between Sept-Oct months.

CHALLENGES / WISHES

- When water is too high, flood walls close and transient boaters cannot use their fueling docks.
- They built a convenience store that they thought would be a good investment; their original plan is someone else would operate / manage it. The City is responsible for it and boaters don't utilize it like they anticipated - it's a financial drain on them.
- Fueling costs are higher than area marina's and can get competitive, but they are usually the preferred stop.
- Not overcrowded most weekends. Only sell-out slips during holiday weekends.

SUCSESSES

- All the slips are uncovered and most boaters in the area prefer them over competition because of that. Covered slips attract more bugs.
- They are the most popular marina in the area, because they are the only one walkable to the majority of City attractions. Their rates are the most expensive but their location makes it worth it for travelers.
- Thanks to the lock & dams, compared to competition, when water is higher they receive all of the big boat traffic because it is easier to get into their harbor and fuel docks.

Identifying Key Users

America’s Great Loop Cruisers’ Association (AGLCA) was another important interview. With frequent travelers passing by Cape Girardeau each year, it is important to understand more about their preferences, and what drives them to a location.

Upon completion of the interview with the AGLCA Association Director, the consultant team sent out a survey to the “loopers”. Their feedback has been important to capture the “big picture” of what the Downtown Community Dock can provide for the City.



We like to visit downtown areas when we get to new cities and enjoy local restaurants and shops. Being able to walk to those is great!

**- Respondent,
“Looper” Questionnaire**

NATIONAL LOOPERS ASSOCIATION

Kim Russo, Association Director. Interview
krusso@greatloop.org | direct: 843-879-5030

HISTORY / TRENDS & PREDICTIONS

- A normal / average year (past 10 years), has approximately 200 boaters per year travel the “loop”, from Jun- Oct.
- Since 2020, there are approximately 400 boaters that travel the “loop”, from Jun- Oct. Kim does not see this dropping for a few years.
- If there is any decline in boating, it is estimated it will be within 5-10 years, but only pertaining to new boaters. If they purchased for hobby during the pandemic - they may sell when they realize they don’t use their boat when travel is less-restrictive / borders are open again, or costs outweigh for how much they really utilize it.
- When various Locks & Dams close, it definitely decreases the amount of “loopers” that will travel those summers because nothing can pass.
- In 2023, 4 locks on the Illinois waterway will be shut down from Jun-Sept. Some “loopers” will just push their loop to late season, scheduling to leave the Great Lakes area mid to late August, but that’s all if all goes accordingly. Sometimes they will not open until mid-Sept, and boaters don’t want to take the risk of the unknown of opening dates and risks in unpredictable fall weather too.

ROUTE INFO

- All “loopers” travel south down the Mississippi River from the Great Lakes, and 99% of them all route to the Ohio River way and pass Paducah.
- Kim said prior to the transient dock going in at Paducah, it was never a destination stop for “loopers” - now it is one of the main stops.
- In their 2021 membership survey, Paducah is listed as one of the “Top 3 locations”.
- It is difficult to travel the “loop” counter-clockwise due to the strong current of the Mississippi.
- “Loopers” rarely travel the Mississippi River route between Mississippi and Alabama because it is not considered safe or friendly for boaters. There are not enough fuel stops and few to none attractions for them to visit.

TYPICAL LOOPER LIKES & DISLIKES

- All boaters request fueling stops - there is a big need for them in the Cape Girardeau area on the Mississippi River.
- All boaters want a safe place to tie-off for the day or night.
- "Loopers" like a good discount and taking advantage of travel specials.
- "Loopers" will stop in cities that have great food options - area cuisines or well known restaurants.
- "Loopers" love historically significant attractions.
- "Loopers" love festivals and will plan their trips around well-known ones. Paducah has a BBQ festival every September, a huge majority of them will plan to be in town over that time-frame and dock up.
- "Loopers" love music festivals along the river cities and will stay to listen to the bands and other events going on within those local schedules.
- It is very common for "loopers" to take advantage of the multi-day docking specials but on average they will stay 1-2 nights in one location - it does depend on attractions.
- Loopers often sleep on their boats.

DAILY ANTICIPATED EXPENSES

- In 2021, the National Great Loopers Association sent out a survey to their national membership database, asking loopers when cruising the "Loop", how much did they spend or are likely to spend on average per day for fuel, services, lodging, food, beverages, repairs, entertainment and other goods or services. 1776 people responded to this question, and their responses are as follows:

EXPENSES PER DAY

\$50 or less	92 members (5%)
\$51 - \$100	388 members (22%)
\$101 - \$150	483 members (27%)
\$151 - \$200	378 members (21%)
\$201 - \$300	292 members (17%)
\$301 - \$400	87 members (5%)
Over \$400	56 members (3%)



There are no facilities like this between Alton and Paducah. Almost all loopers would stop for fuel and overnight dockage.

**- Respondent,
"Looper" Questionnaire**



City of Cape Girardeau Community Dock Feasibility Study



SURVEY RESULTS



165

RAILROAD
CROSSING

0883 2010
1020
011 2017
0873 2010

NO TRESPASSING

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CAPE GIRARDEAU MARINA FEASIBILITY STUDY SURVEY #1

Cape Girardeau Marina Feasibility Study Feedback

Q1 Here are three exhibits of potential sites for a new marina for the City of Cape Girardeau. Which site do you feel would work best if there were a new marina?

Answered: 91 Skipped: 2

#	RESPONSES	DATE
1	Red Star	3/31/2022 9:56 AM
2	Downtown	3/31/2022 9:51 AM
3	Red Star	3/31/2022 9:48 AM
4	Red Star	3/31/2022 9:46 AM
5	Red Star	3/31/2022 9:44 AM
6	Red Star	3/31/2022 9:43 AM
7	Red Star	3/31/2022 9:34 AM
8	None will work	3/19/2022 5:12 AM
9	Red River Boat Ramp	3/17/2022 10:34 AM
10	Downtown if made nicer, for walking & public. Navy Pier or an actual Boardwalk	3/16/2022 9:04 AM
11	Red Star	3/16/2022 7:33 AM
12	Site 1: Red Star	3/15/2022 3:52 PM
13	Red Star	3/15/2022 10:14 AM
14	Red Star if it could be done somehow to alleviate the possible sedimentation issue	3/15/2022 10:04 AM
15	Downtown	3/15/2022 8:10 AM
16	Downtown	3/14/2022 6:28 PM
17	red star	3/14/2022 11:31 AM
18	none	3/14/2022 6:39 AM
19	None as the fluctuations of the river could damage the structure or create the continual need for dredging. Having a river wall between the proposed marina and the city limits access when the gates must be closed.	3/13/2022 10:47 AM
20	I have thoughts on the marina. This is only my perspective I like Downtown for a commercial marina. The big boats needs to dock there and allow travellers to enjoy our charming downtown. When we first moved to Cape Girardeau we were incredibly disappointed that there was no way to get out on the river. I am not in favor of open recreational use for the river. I am in favor of limited recreational use-skilled sailors, kayakers, canoers, windsurfers, etc could safely enjoy the river-but who decides?	3/13/2022 9:33 AM
21	Casino	3/13/2022 12:35 AM
22	Casino or Downtown	3/12/2022 4:39 PM
23	None	3/12/2022 3:04 PM
24	Red star	3/12/2022 3:56 AM
25	Downtown or Red Star	3/11/2022 7:19 PM
26	Site 2: casino	3/11/2022 7:12 PM

Cape Girardeau Marina Feasibility Study Feedback

27	Downtown makes more sense	3/11/2022 4:31 PM
28	Down town	3/11/2022 3:07 PM
29	None of them.	3/11/2022 8:13 AM
30	Downtown	3/11/2022 12:27 AM
31	2	3/10/2022 10:23 PM
32	Casino	3/10/2022 10:16 PM
33	Casino	3/10/2022 9:10 PM
34	3	3/10/2022 8:07 PM
35	Site 3	3/10/2022 7:55 PM
36	Red Star	3/10/2022 7:44 PM
37	Site 3	3/10/2022 5:04 PM
38	Downtown	3/10/2022 5:01 PM
39	Red star	3/10/2022 4:51 PM
40	Casino	3/10/2022 3:55 PM
41	Downtown	3/10/2022 3:08 PM
42	Red Star	3/10/2022 3:07 PM
43	Casino	3/10/2022 2:43 PM
44	Casino	3/10/2022 2:35 PM
45	Downtown	3/10/2022 1:59 PM
46	Downtown	3/10/2022 1:59 PM
47	None	3/10/2022 1:42 PM
48	Downtown, but I think our resources can be spent better elsewhere.	3/10/2022 1:26 PM
49	Site 3 Downtown....in like 10 years maybe	3/10/2022 12:26 PM
50	None	3/10/2022 11:51 AM
51	None	3/10/2022 11:31 AM
52	None of them, its a waste of my tax dollars.	3/10/2022 11:23 AM
53	Downtown	3/10/2022 10:30 AM
54	Site 3	3/10/2022 9:54 AM
55	downtown	3/10/2022 9:40 AM
56	Downtown	3/10/2022 9:35 AM
57	Downtown	3/10/2022 8:39 AM
58	Downtown. They'll want somewhere walkable from their boat.	3/10/2022 8:34 AM
59	Red Star	3/10/2022 8:34 AM
60	Red Star	3/10/2022 8:27 AM
61	Downtown	3/10/2022 6:51 AM
62	Red Star. Also, the screen shots of the selections are too small. They can hardly be read.	3/10/2022 6:37 AM
63	3	3/10/2022 6:23 AM
64	None	3/10/2022 2:22 AM

Cape Girardeau Marina Feasibility Study Feedback

65	#1 - Red Star	3/9/2022 10:55 PM
66	Downtown	3/9/2022 10:32 PM
67	Casino	3/9/2022 9:57 PM
68	Red star	3/9/2022 9:16 PM
69	3	3/9/2022 8:42 PM
70	none	3/9/2022 8:36 PM
71	Downtown	3/9/2022 8:29 PM
72	Red star	3/9/2022 8:11 PM
73	better be inside the floodwell. remember trail of tears marina? downtown is for walkers. lots of open riverfront south of the casino and their new hotel. they might need those customers and help pay for it.	3/9/2022 7:36 PM
74	None. Fix the roads and potholes around town.	3/9/2022 7:23 PM
75	site 3	3/9/2022 6:55 PM
76	Site 3	3/9/2022 3:00 PM
77	Red Star	3/9/2022 1:15 PM
78	Red Star	3/9/2022 1:02 PM
79	Site 3. Broadway entrance.	3/9/2022 10:59 AM
80	downtown	3/8/2022 5:52 PM
81	Downtown	3/8/2022 4:03 PM
82	Downtown	3/7/2022 4:58 PM
83	Downtown	3/6/2022 9:22 PM
84	Red Star	3/6/2022 6:39 PM
85	The casino site	3/6/2022 2:56 PM
86	Downtown. Because of the ongoing maintenance due to sedimentation issues, and greater proximity to downtown amenities.	3/5/2022 3:27 PM
87	Downtown	3/4/2022 4:30 PM
88	Downtown	3/4/2022 4:20 PM
89	3	3/4/2022 10:29 AM
90	Site 3: Downtown	3/4/2022 10:21 AM
91	Downtown	3/1/2022 1:32 PM

Cape Girardeau Marina Feasibility Study Feedback

Q2 Are there other sites you suggest the consultant team review?

Answered: 81 Skipped: 12

#	RESPONSES	DATE
1	Yes	3/31/2022 9:56 AM
2	Down past the berm bridge by the drydocks	3/31/2022 9:51 AM
3	No	3/31/2022 9:48 AM
4	No	3/31/2022 9:46 AM
5	No	3/31/2022 9:43 AM
6	Only unlimited money will allow a marina on the lower Mississippi	3/19/2022 5:12 AM
7	No	3/17/2022 10:34 AM
8	Is this for working industrial use or purely tourist activity?	3/16/2022 9:04 AM
9	no	3/15/2022 3:52 PM
10	No	3/15/2022 10:04 AM
11	No. Downtown is the best site	3/15/2022 8:10 AM
12	None	3/14/2022 6:28 PM
13	no	3/14/2022 11:31 AM
14	none	3/14/2022 6:39 AM
15	I am not in favor of a marina. I would prefer a park that the average person could enjoy.	3/13/2022 10:47 AM
16	Sloan Creek	3/13/2022 12:35 AM
17	Between Casino and Downtown location?	3/12/2022 4:39 PM
18	No	3/12/2022 3:04 PM
19	The diversion channel	3/12/2022 3:56 AM
20	Further north other than staying within city limits if possible	3/11/2022 7:19 PM
21	No	3/11/2022 7:12 PM
22	No	3/11/2022 4:31 PM
23	No	3/11/2022 3:07 PM
24	No, I dont think this is feasible for Cape Girardeau	3/11/2022 8:13 AM
25	No	3/10/2022 10:23 PM
26	Is nearer the River Campus and bridge feasible?	3/10/2022 10:16 PM
27	No	3/10/2022 9:10 PM
28	No	3/10/2022 8:07 PM
29	NO	3/10/2022 7:55 PM
30	South end of floor wall	3/10/2022 7:44 PM
31	NO	3/10/2022 5:04 PM
32	No	3/10/2022 5:01 PM
33	Casino	3/10/2022 4:51 PM

Cape Girardeau Marina Feasibility Study Feedback

34	Swimming pool at Jefferson	3/10/2022 3:55 PM
35	No	3/10/2022 3:08 PM
36	No	3/10/2022 3:07 PM
37	Between the Red House and the Dry Dock (potentially too close to bridge)	3/10/2022 2:43 PM
38	No	3/10/2022 2:35 PM
39	No	3/10/2022 1:59 PM
40	No	3/10/2022 1:59 PM
41	No	3/10/2022 1:42 PM
42	No	3/10/2022 1:26 PM
43	No	3/10/2022 12:26 PM
44	None, Cape Girardeau doesn't need one	3/10/2022 11:51 AM
45	No-a marina is a terrible idea.	3/10/2022 11:31 AM
46	No its been tried before out at trail of tears. Quit wasting tax payers money.	3/10/2022 11:23 AM
47	Red Star	3/10/2022 10:30 AM
48	No	3/10/2022 9:54 AM
49	no	3/10/2022 9:40 AM
50	Red Star	3/10/2022 9:35 AM
51	No	3/10/2022 8:39 AM
52	Those 3 are all good.	3/10/2022 8:34 AM
53	No	3/10/2022 8:34 AM
54	None that they haven't already.	3/10/2022 8:27 AM
55	No	3/10/2022 6:51 AM
56	No	3/10/2022 6:23 AM
57	No	3/10/2022 2:22 AM
58	No	3/9/2022 10:55 PM
59	No	3/9/2022 10:32 PM
60	None	3/9/2022 9:57 PM
61	Nope	3/9/2022 9:16 PM
62	No	3/9/2022 8:42 PM
63	no	3/9/2022 8:36 PM
64	Red Star	3/9/2022 8:29 PM
65	No	3/9/2022 8:11 PM
66	everywhere else floods more and more.	3/9/2022 7:36 PM
67	Cairo	3/9/2022 7:23 PM
68	no	3/9/2022 6:55 PM
69	no	3/9/2022 1:02 PM
70	No.	3/9/2022 10:59 AM
71	no	3/8/2022 5:52 PM

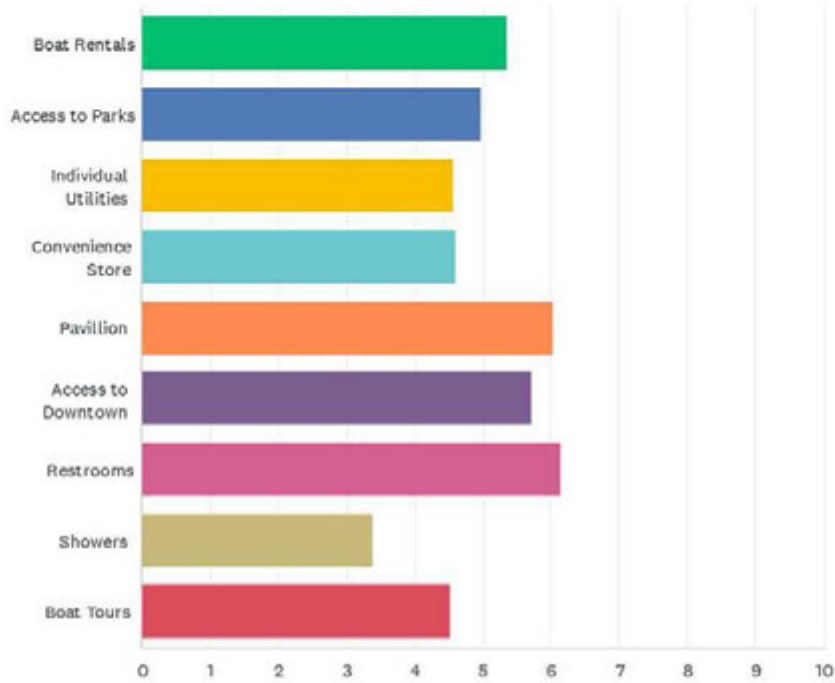
Cape Girardeau Marina Feasibility Study Feedback

72	NO	3/8/2022 4:03 PM
73	No	3/6/2022 9:22 PM
74	Southeast of Marquette Island	3/6/2022 6:39 PM
75	No	3/6/2022 2:56 PM
76	no	3/5/2022 3:27 PM
77	NA	3/4/2022 4:30 PM
78	no	3/4/2022 4:20 PM
79	no	3/4/2022 10:29 AM
80	No	3/4/2022 10:21 AM
81	Near Bridge	3/1/2022 1:32 PM

Cape Girardeau Marina Feasibility Study Feedback

Q3 If a marina is deemed feasible, what amenities would you like to see associated with a marina facility? Please rank the ones below (1 = Most Wanted, 9= Least Wanted).

Answered: 86 Skipped: 7



Cape Girardeau Marina Feasibility Study Feedback

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Boat Rentals	16.46% 13	12.66% 10	10.13% 8	12.66% 10	7.59% 6	13.92% 11	6.33% 5	6.33% 5	13.92% 11	79	5.35
Access to Parks	10.26% 8	15.38% 12	10.26% 8	8.97% 7	6.41% 5	10.26% 8	17.95% 14	8.97% 7	11.54% 9	78	4.97
Individual Utilities	10.39% 8	9.09% 7	6.49% 5	10.39% 8	15.58% 12	9.09% 7	6.49% 5	15.58% 12	16.88% 13	77	4.56
Convenience Store	3.80% 3	7.59% 6	10.13% 8	16.46% 13	16.46% 13	11.39% 9	11.39% 9	11.39% 9	11.39% 9	79	4.61
Pavillion	9.33% 7	13.33% 10	28.00% 21	14.67% 11	12.00% 9	9.33% 7	6.67% 5	5.33% 4	1.33% 1	75	6.04
Access to Downtown	20.78% 16	14.29% 11	9.09% 7	12.99% 10	9.09% 7	9.09% 7	7.79% 6	6.49% 5	10.39% 8	77	5.71
Restrooms	25.30% 21	16.87% 14	9.64% 8	8.43% 7	6.02% 5	14.46% 12	8.43% 7	9.64% 8	1.20% 1	83	6.14
Showers	0.00% 0	5.06% 4	8.86% 7	5.06% 4	13.92% 11	6.33% 5	15.19% 12	20.25% 16	25.32% 20	79	3.39
Boat Tours	7.50% 6	7.50% 6	7.50% 6	11.25% 9	12.50% 10	12.50% 10	18.75% 15	13.75% 11	8.75% 7	80	4.53

Cape Girardeau Marina Feasibility Study Feedback

Q4 Are there any additional amenities you would like to see in a marina?

Answered: 76 Skipped: 17

#	RESPONSES	DATE
1	Overnight stays	6/9/2022 10:19 AM
2	Fishing tours	3/31/2022 9:51 AM
3	Security (added) to offset the influx of traffic in this area once; if this marina becomes a thing.	3/31/2022 9:46 AM
4	A park close to downtown. Red star is perfect.	3/31/2022 9:44 AM
5	Not really, maybe camping?	3/31/2022 9:43 AM
6	No	3/19/2022 5:12 AM
7	Fishing Piers!!!!!!	3/17/2022 10:34 AM
8	Fewer vacant stores downtown - force long time owners to fix up for "Marina" rentals or get fined	3/16/2022 9:04 AM
9	no	3/15/2022 3:52 PM
10	Welcome area	3/15/2022 8:10 AM
11	Restaurant or bar	3/14/2022 6:28 PM
12	a way to exist during major floods. How will all these amenities be able to withstand 10+ feet of water?	3/14/2022 11:31 AM
13	There's no need for a marina	3/14/2022 6:39 AM
14	I am not in favor of a marina.	3/13/2022 10:47 AM
15	Fuel, boat supplies/parts, mechanic, security	3/13/2022 12:35 AM
16	I would love to see a restaurant	3/12/2022 4:39 PM
17	No	3/12/2022 3:04 PM
18	Gas and diesel fuel	3/12/2022 3:56 AM
19	None at this moment	3/11/2022 7:19 PM
20	No	3/11/2022 7:12 PM
21	No	3/11/2022 4:31 PM
22	No	3/11/2022 3:07 PM
23	No	3/11/2022 8:13 AM
24	No	3/10/2022 10:23 PM
25	A restaurant or food truck plaza	3/10/2022 10:16 PM
26	Place to eat.	3/10/2022 9:10 PM
27	An area built so that the current doesnt effect boats drying to dock	3/10/2022 8:07 PM
28	NO	3/10/2022 7:55 PM
29	Maybe a shuttle service if it's not downtown	3/10/2022 7:44 PM
30	no	3/10/2022 5:04 PM
31	Public benches and picnic tables	3/10/2022 5:01 PM

Cape Girardeau Marina Feasibility Study Feedback

32	No	3/10/2022 4:51 PM
33	No	3/10/2022 3:55 PM
34	No	3/10/2022 3:08 PM
35	No	3/10/2022 3:07 PM
36	Ice cream	3/10/2022 2:43 PM
37	No	3/10/2022 2:35 PM
38	No	3/10/2022 1:59 PM
39	No, but provide some possible options from marina's you've studied and I'm sure we could pick one or two more	3/10/2022 1:59 PM
40	No	3/10/2022 1:42 PM
41	Security so it won't be damaged	3/10/2022 1:26 PM
42	No	3/10/2022 12:26 PM
43	No	3/10/2022 11:51 AM
44	No	3/10/2022 11:31 AM
45	Easy access for day boaters.	3/10/2022 10:30 AM
46	No	3/10/2022 9:54 AM
47	storage facilities	3/10/2022 9:40 AM
48	Amphitheater	3/10/2022 9:35 AM
49	Maybe a floating restaurant	3/10/2022 8:39 AM
50	No	3/10/2022 8:34 AM
51	A place to dock riverboats and increased economic development of the red star neighborhood	3/10/2022 8:27 AM
52	Outdoor stage for music festivals	3/10/2022 6:51 AM
53	lights and cameras. Also, where are the cameras for Cape Rock Park?	3/10/2022 6:37 AM
54	No	3/10/2022 6:23 AM
55	No	3/10/2022 2:22 AM
56	Shallow area/swim area	3/9/2022 10:55 PM
57	Unsure	3/9/2022 10:32 PM
58	Security	3/9/2022 9:16 PM
59	No	3/9/2022 8:42 PM
60	no	3/9/2022 8:36 PM
61	No	3/9/2022 8:29 PM
62	No	3/9/2022 8:11 PM
63	bus, bikes, cabs, something to ride from their boat to elsewhere.	3/9/2022 7:36 PM
64	People and equipment to fix the roads.	3/9/2022 7:23 PM
65	no	3/9/2022 6:55 PM
66	house boat docking	3/9/2022 1:02 PM
67	No.	3/9/2022 10:59 AM
68	fishing gear store	3/8/2022 5:52 PM
69	NO	3/8/2022 4:03 PM

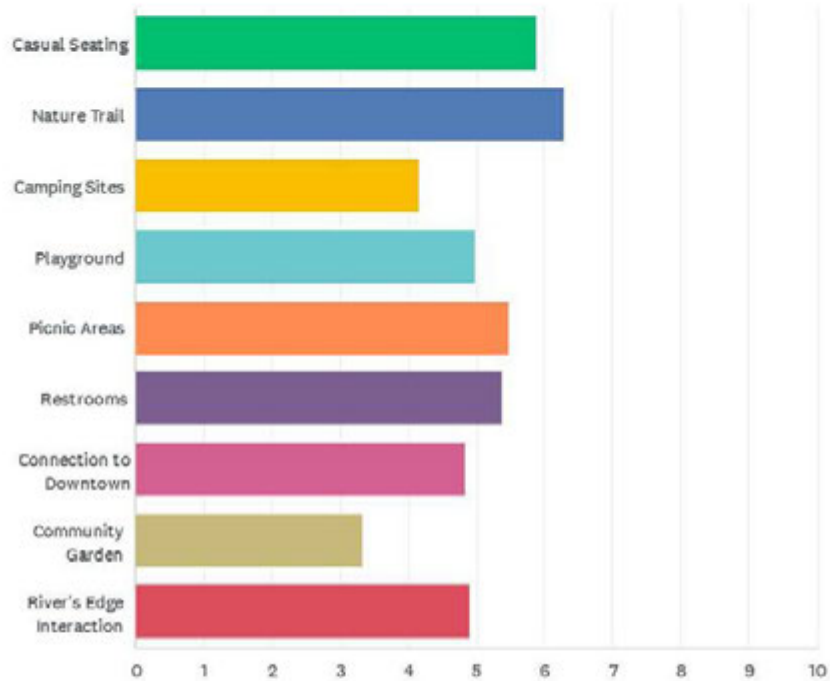
Cape Girardeau Marina Feasibility Study Feedback

70	No	3/6/2022 9:22 PM
71	Access to casino. Waiting area for Uber pick up.	3/6/2022 2:56 PM
72	don't know	3/5/2022 3:27 PM
73	Elevated restaurant with windows (unobstructed) overlooking the river	3/4/2022 4:20 PM
74	Fuel and a pump out station for waste	3/4/2022 10:29 AM
75	No	3/4/2022 10:21 AM
76	Restaurant	3/1/2022 1:32 PM

Cape Girardeau Marina Feasibility Study Feedback

Q5 Above is an exhibit showing the existing properties in the Red Star Neighborhood. Which amenities would you most like to see in this area? Please rank the ones below (1 = Most Wanted, 9= Least Wanted).

Answered: 82 Skipped: 11



Cape Girardeau Marina Feasibility Study Feedback

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Casual Seating	22.67% 17	4.00% 3	16.00% 12	18.67% 14	8.00% 6	9.33% 7	13.33% 10	4.00% 3	4.00% 3	75	5.89
Nature Trail	15.79% 12	28.95% 22	11.84% 9	9.21% 7	7.89% 6	6.58% 5	11.84% 9	6.58% 5	1.32% 1	76	6.28
Camping Sites	8.22% 6	4.11% 3	10.96% 8	8.22% 6	13.70% 10	6.85% 5	8.22% 6	21.92% 16	17.81% 13	73	4.15
Playground	6.41% 5	5.13% 4	10.26% 8	24.36% 19	14.10% 11	14.10% 11	11.54% 9	7.69% 6	6.41% 5	78	5.00
Picnic Areas	2.60% 2	12.99% 10	15.58% 12	20.78% 16	18.18% 14	12.99% 10	11.69% 9	5.19% 4	0.00% 0	77	5.49
Restrooms	12.82% 10	11.54% 9	15.38% 12	8.97% 7	12.82% 10	14.10% 11	6.41% 5	11.54% 9	6.41% 5	78	5.38
Connection to Downtown	20.27% 15	9.46% 7	2.70% 2	0.00% 0	13.51% 10	13.51% 10	16.22% 12	12.16% 9	12.16% 9	74	4.84
Community Garden	3.95% 3	9.21% 7	6.58% 5	3.95% 3	3.95% 3	7.89% 6	6.58% 5	23.68% 18	34.21% 26	76	3.32
River's Edge Interaction	11.39% 9	15.19% 12	10.13% 8	5.06% 4	8.89% 7	13.92% 11	11.39% 9	7.59% 6	16.46% 13	79	4.91

Cape Girardeau Marina Feasibility Study Feedback

Q6 Are there other amenities you would like to see in the Red Star Area?

Answered: 69 Skipped: 24

#	RESPONSES	DATE
1	Downtown definitely out, casino would be too expensive. Only camping sites we have are between 2nd/3rd Streets, we already have a small pavilion, and we just need an upgrade to the existing bathroom. Consider using a consulting firm's idea that was years ago - make beachball volleyball courts. When river floods, it will make the sand lots!	3/31/2022 9:56 AM
2	Fishing tours	3/31/2022 9:51 AM
3	No	3/31/2022 9:48 AM
4	Security	3/31/2022 9:46 AM
5	Better lighting, cameras and security; cleaning out under brush in some of our ditches on Rand Street, that has never been cleaned and cut back in years.	3/31/2022 9:36 AM
6	No	3/19/2022 5:12 AM
7	Fishing Piers!!!!!!	3/17/2022 10:34 AM
8	Don't know where this is. Basic beautification	3/16/2022 9:04 AM
9	no	3/15/2022 3:52 PM
10	Gasoline available and sewage pump out available	3/15/2022 10:04 AM
11	Rv facilities and camping	3/14/2022 6:28 PM
12	grocery/convenience store. Good for neighborhood and for visitors	3/14/2022 11:31 AM
13	A greater police presence as the new construction by St. Vincent's is not yet complete and all the windows are broken.	3/13/2022 10:47 AM
14	Sidewalks	3/13/2022 9:33 AM
15	I think the before mentioned is a fine list.	3/12/2022 4:39 PM
16	No	3/12/2022 3:04 PM
17	None at the moment	3/11/2022 7:19 PM
18	No	3/11/2022 7:12 PM
19	No	3/11/2022 4:31 PM
20	No	3/11/2022 3:07 PM
21	No	3/11/2022 8:13 AM
22	Restaurants	3/10/2022 10:23 PM
23	A boardwalk/nature trail/preservation/native restoration area. Sort of a natural history exhibit of the Mississippi.	3/10/2022 10:16 PM
24	NO	3/10/2022 7:55 PM
25	Fishing supplies	3/10/2022 7:44 PM
26	no	3/10/2022 5:04 PM
27	No	3/10/2022 5:01 PM
28	No	3/10/2022 4:51 PM
29	NOT	3/10/2022 3:08 PM

Cape Girardeau Marina Feasibility Study Feedback

30	No	3/10/2022 3:07 PM
31	Recognition of African American history in the area	3/10/2022 2:43 PM
32	More convenience store like amenities	3/10/2022 2:35 PM
33	No	3/10/2022 1:59 PM
34	No	3/10/2022 1:59 PM
35	No	3/10/2022 1:42 PM
36	Security so it won't be damaged	3/10/2022 1:26 PM
37	I would like it to not be here at all. You don't even own this property nor have you included the proper people in this study	3/10/2022 12:26 PM
38	None	3/10/2022 11:51 AM
39	No	3/10/2022 11:31 AM
40	Easy launching of 21 foot speed boat	3/10/2022 10:30 AM
41	No	3/10/2022 9:54 AM
42	Nature / River Heritage Center. Splash Pads	3/10/2022 9:40 AM
43	Amphitheater	3/10/2022 9:35 AM
44	No	3/10/2022 8:39 AM
45	Overall, an increase in economic viability. Businesses, nonflooded kept up homes, and an increase in traffic both foot, boat, and vehicle	3/10/2022 8:27 AM
46	None	3/10/2022 6:51 AM
47	gun shot detection and cameras	3/10/2022 6:37 AM
48	No	3/10/2022 6:23 AM
49	No	3/10/2022 2:22 AM
50	Public use grills/bbq	3/9/2022 10:55 PM
51	Unsure	3/9/2022 10:32 PM
52	Security	3/9/2022 9:16 PM
53	No	3/9/2022 8:42 PM
54	No	3/9/2022 8:29 PM
55	Baseball/soccer fields	3/9/2022 8:11 PM
56	fishing pier.	3/9/2022 7:36 PM
57	Already has a boat ramp. That's it.	3/9/2022 7:23 PM
58	no	3/9/2022 6:55 PM
59	-	3/9/2022 1:02 PM
60	No.	3/9/2022 10:59 AM
61	no	3/9/2022 5:52 PM
62	NO	3/9/2022 4:03 PM
63	No	3/6/2022 9:22 PM
64	No	3/6/2022 2:56 PM
65	not necessarily	3/5/2022 3:27 PM
66	no	3/4/2022 4:20 PM

Cape Girardeau Marina Feasibility Study Feedback

67	Pickle ball and tennis courts	3/4/2022 10:29 AM
68	No	3/4/2022 10:21 AM
69	Park	3/1/2022 1:32 PM

Cape Girardeau Marina Feasibility Study Feedback

Q7 Please add any additional comments you have in regards to the project.

Answered: 59 Skipped: 34

#	RESPONSES	DATE
1	What is the cost to build a marina? How many ships will be in it? How many have signed up to use slips? What is the ROI on investment? Red star as: 1) Plenty of parking. Boat ramp. Camping can be made accessible between main and water streets from 2nd & 3rd. 2) No limited access from floodwall, levee or railroad. 3) No barge traffic interference. No blocking cruise ships from docking. 4) No swift current. 5) Sedimentation would not be a problem, once clean up. That problem came from all the flooding in the past, when parking lot was cleaned off and shoved into the bottom of the boat ramp over the years. 6) Maybe we could get more police present if one was made. 7) Better lighting.	3/31/2022 9:56 AM
2	I would like to see this project money be used to update roads and other public features.	3/31/2022 9:51 AM
3	I have lived in the Red Star area (off Rand Street) for almost 20 years. This area hosts an elevated rate of crime on a standard day. My concern is this new build/amenities will bring more crime and homeless individuals to the area. Additionally, if you frequent the Red Star area, you will understand when I say, you are literally risking your life to pull onto Big Bend, from 1st, 2nd, or 3rd Street; assuming you are trying to turn left toward the casino. If the marina or other amenities are brought to this area, something will have to be done to address this issue. This is especially very dangerous if your vehicle is towing a trailer and/or boat, etc. From 1st Street, neither those turning or those traveling on Big Bend can see each other, until it's too late. I personally have almost hit another vehicle in that area numerous times over the years.	3/31/2022 9:46 AM
4	We do not have many yachts coming down stream, if so do they stop at Hoppies Marina, south of St Louis or at Paducah, KY? How many marinas do we have on the Mississippi River in swift current?	3/31/2022 9:36 AM
5	The red star site has parking, will need a better bathroom, but with this location I feel it wouldn't need as much money to get project going. Uptown is a no from me, I've been around marinas and they are usually set off by themselves. People with boats don't want people looking or touching. If you put it uptown, all of us that walk and just sit down to enjoy the river, just every day folks, will lose that privilege. The marina need to be down river, but close enough to enjoy uptown and casino. Marinas usually stay full and very busy in the summer, which will be a good investment for the city, but it's also pretty much for the wealthy so keep that in mind. The rest of us want to enjoy our trails and walkways. You can always have bike rentals or golf cart rentals for the boaters to get uptown.	3/31/2022 9:34 AM
6	What happened when this project was in the 2007 Comprehensive Plan.	3/19/2022 5:12 AM
7	More places to bank fish	3/17/2022 10:34 AM
8	No billboards or fast food chains. Keep local spirit	3/16/2022 9:04 AM
9	Fix the roads and focus on the current residents needs before spending money on this.	3/16/2022 7:33 AM
10	I don't think a marina is right for Cape Girardeau but I do think a park in the Red Star area that compliments the DoC boat ramp area would be delightful.	3/15/2022 10:14 AM
11	Connectivity is important no matter where it is	3/15/2022 8:10 AM
12	The casino seems like a tough location	3/14/2022 6:28 PM
13	make sure dock rentals are part of it.	3/14/2022 11:31 AM
14	How does this project benefit the average tax payer? There are many recreational areas in town that could be improved or built to provide facilities to draw interest. This appears like a very narrow scope project to provide a place to dock an expensive boat, like city leaders thought of themselves or the affluent only when developing the plan.	3/13/2022 10:47 AM

Cape Girardeau Marina Feasibility Study Feedback

15	Can't wait	3/12/2022 4:39 PM
16	This is completely unnecessary and unwanted	3/12/2022 3:04 PM
17	I think it is a great idea. What about when the river is above flood stage?	3/12/2022 3:56 AM
18	There is no sewage treatment in the plan on case there is any	3/11/2022 7:19 PM
19	N/a	3/11/2022 7:12 PM
20	I think the red star district is the least interesting to me. I think the larger focus should be on the downtown. More we do to bring revenue and people to downtown the more our downtown merchants thrive! Our downtown is a jewel and to divert people away from it would be foolish	3/11/2022 3:07 PM
21	While I appreciate that the city is exploring options, I fully think this is not a good idea.	3/11/2022 8:13 AM
22	Not sure it is feasible or how much use it would get.....need lots more info!	3/10/2022 10:23 PM
23	A stilted? restaurant set into a native landscape overlooking the marina and river. Marina at Casino with food truck plaza and pavilion with new flood wall access. Its closer to downtown and the casino. Casino can provide downtown shuttles back and forth a few times a night. A restaurant at Red Star with walking trail and picnic sites close by.	3/10/2022 10:16 PM
24	Boat rentals on the river seems a hazard from the current of the river. General public wont understand how to pilot a boat in the river. Unless a lake area was created where the boats could be operated without having the current posing a hazard	3/10/2022 8:07 PM
25	na	3/10/2022 5:04 PM
26	None	3/10/2022 5:01 PM
27	None	3/10/2022 3:07 PM
28	No thank you	3/10/2022 2:35 PM
29	None	3/10/2022 1:59 PM
30	Good luck, this will for sure be worth it and it's long overdue for Cape to have a marina-type place	3/10/2022 1:59 PM
31	How can taxpayers who don't own boats know they won't end up paying in the long run? What are the projected upkeep and maintenance costs? Will this just be a monument to the rich? How will low income families be able to enjoy this?	3/10/2022 1:42 PM
32	I feel this is a huge waste of time and money. Our city needs to concentrate on violent crime reduction, bringing jobs into the area and maintaining our streets and the assets our city already has. Necessities first, frivolities and entertainment second.	3/10/2022 1:26 PM
33	WE DONT NEED THIS RIGHT NOW. SPEND OUR ██████ TAX DOLLARS ON TAKING CARE OF THE PEOPLE WHO ALREADY ██████ LIVE HERE. ROADS ARE HORRIBLE EVERYWHERE, HOMELESSNESS IS A MAJOR ISSUE (whether y'all want to acknowledge it or not), and we have a █████ ton of empty rental spaces downtown and across the rest of the city. What are we doing about those? Just gonna forget about them to open this fancy new marina that isn't gonna do █████ for anyone. Cool cool. Seriously, █████ the entire city government! Y'all do not care about ANYTHING but bringing in income for the city. Meanwhile, y'all aren't using the current income sources you have coming in to do ANYTHING about our city infrastructure or anything.	3/10/2022 12:26 PM
34	I think this project takes away from more important problems our city is not focused on. We need to fix our infrastructure and public safety.	3/10/2022 11:51 AM
35	DO NOT SPEND ANY MORE MONEY THINKING, CONSULTING, OR BUILDING A MARINA	3/10/2022 11:31 AM
36	Stop wasting money, give the FD ambulances instead.	3/10/2022 11:23 AM
37	I only picked Site 3 bc the cons seemed the least troublesome. They all have good points (obviously).	3/10/2022 9:54 AM
38	The Mississippi isn't friendly to small boats, a marina seems an odd choice.	3/10/2022 9:40 AM
39	I can understand why you would want to put the Marina near the casino or near downtown, but	3/10/2022 8:27 AM

Cape Girardeau Marina Feasibility Study Feedback

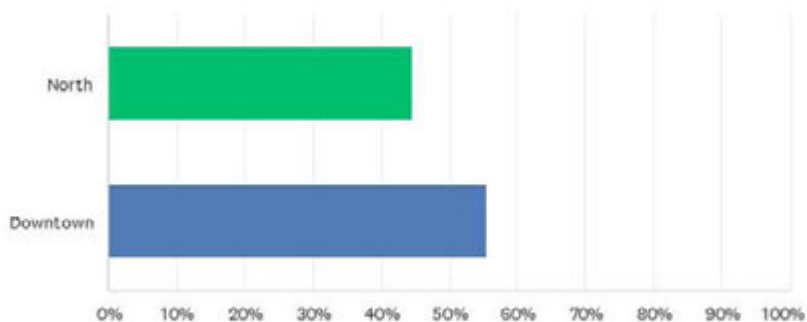
I think for the betterment of Cape Girardeau as a town red star needs to be the site that is chosen. The other 2 locations already are developed and are going strong while red star is languishing in debt is languishing in desolation and a dearth of economic activity. The way to save that neighborhood is to put something major like the Marina in there that is going to increase traffic and and quality of life with additions such as businesses and parks.

40	Downtown is the best option	3/10/2022 6:51 AM
41	Raised board walks and nature plants to attract different wild life.	3/10/2022 6:37 AM
42	This is a ridiculous waste of time and money. Cape doesn't need a marina to serve a few people. We need developments that would benefit the entire city like department stores. The city is dying and you want a place for a few people to park a boat. Narrow sighted and selfish project!!	3/10/2022 6:23 AM
43	N/A	3/10/2022 2:22 AM
44	No, sounds great!!	3/9/2022 10:55 PM
45	N/a	3/9/2022 10:32 PM
46	None	3/9/2022 8:42 PM
47	We don't need this. The roads in this town are terrible fix them first then worry about other things.	3/9/2022 8:36 PM
48	If feasible in regards to flooding, barge traffic and river's fast current, I would wholeheartedly support a marina.	3/9/2022 8:29 PM
49	Marina not needed	3/9/2022 8:11 PM
50	since red star floods most years, any improvements will have to deal with that.	3/9/2022 7:36 PM
51	Please take the money that would be wasted on this and stuff it in all the potholes around town.	3/9/2022 7:23 PM
52	Is the river wall not considered a connection to downtown?	3/9/2022 10:59 AM
53	looking forward to it!	3/8/2022 5:52 PM
54	I have a lot of concerns with this project. unfortunately I was unable to make it to the public forum. I believe these funds could be put to better use.	3/8/2022 4:03 PM
55	None	3/6/2022 9:22 PM
56	Because the channel runs so close to the West shore of the river I doubt that the Corps of Engineers would allow a marina downtown or the casino	3/6/2022 6:39 PM
57	Based on the sediment problems at Red Star and the conflict with large tour boat dockings and aesthetic issues at the Downtown location, the casino location appears to be the most viable. The possibility of acquiring a 200ft metal bridge that the casino was using at Caruthersville would negate the cons of dealing with wall and the railroad by crossing over them. If this location was utilized with a bridge, visitors could easily access the casino, where they could dine, gamble, listen to music - or catch a ride on Uber to our Downtown attractions. They could also walk to Downtown using the riverfront walk if they preferred. Based on the nature of the river at Cape, a large docking facility similar to the one in Paducah would appear to make the most sense. This type of facility would be much less expensive than a more elaborate marina with boat slips, etc. Kidd's Oil already has a fueling facility at this location that could potentially be utilized (or expanded). A self serve fueling system would be ideal, but would require a fuel storage tank on the west side of the wall. The only other amenities that would likely be necessary would be a sewage pump station and possibly an ice vending machine. This type of docking facility could potentially accommodate up to three 50 ft boats are a larger number of smaller boats.	3/8/2022 2:56 PM
58	Thanks! These are important and needed investments in our community and quality of life.	3/5/2022 3:27 PM
59	Take a look at what Dubuque, IA has done.	3/4/2022 4:20 PM

Community Feasibility Questionnaire

Q1 If the community chooses to construct a public dock, which location would you prefer?

Answered: 137 Skipped: 0

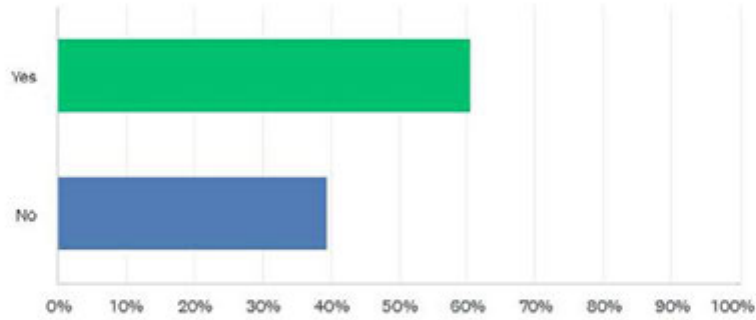


ANSWER CHOICES	RESPONSES	
North	44.53%	61
Downtown	55.47%	76
TOTAL		137

Community Feasibility Questionnaire

Q2 Would you utilize a community dock on the Cape riverfront?

Answered: 137 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	60.58%	83
No	39.42%	54
TOTAL		137

Community Feasibility Questionnaire

Q3 Are there elements of either dock concept that you are particularly excited about or interested in, regardless of your preference between the North or Downtown option?

Answered: 137 Skipped: 0

#	RESPONSES	DATE
1	The park and convenience store but especially the park space.	6/13/2022 6:04 PM
2	Would only be interested in docking facility if it was totally self-funding and would require no city funds and city personnel. I prefer the downtown location due to availability of stores and restaurants at a reasonable walking distance.	6/10/2022 1:56 PM
3	Bringing tourists to Downtown Cape and building and revitalizing between the Casino and Downtown.	6/7/2022 2:20 PM
4	None	6/6/2022 5:20 PM
5	Fueling	6/6/2022 11:36 AM
6	Convenience Store	6/6/2022 11:16 AM
7	all of it	6/6/2022 10:22 AM
8	How about finding housing for all the unsheltered? Getting slum landlords to clean up their properties? More police presence where the majority of shots fired? Cape has many more issues to deter people from visiting and spending their money here. Build a sports park close to the sportsplex and bring in every sport for tourism dollars.	6/5/2022 9:33 PM
9	Just returned from a Viking Danube River cruise and checked out numerous floating docks utilized by Viking. They were attached to the shore with large pipes hinged where they attached to the shore and to the boat to accommodate fluctuations in river levels. I think something similar at the South location could serve double use as a dock and a stage for Riverfront music events - something that was envisioned with the concrete terraces were built. I'm not sure a more elaborate dock facility on vertical piers is necessary or practical. The large dock could be used by smaller boats when the large cruise boats are not there. This should also be less expensive since a bridge to cross over the wall would not be necessary. In lieu of a convenience store, travelers could order on line from Schnucks and have their food delivered to the Riverfront. Fueling might still need to be done at the current fueling location on an appointment/call for service basis.	6/5/2022 12:54 PM
10	I dont think we need a dock. The river tends to flood.	6/5/2022 11:50 AM
11	The park space/riverwalk	6/4/2022 11:31 PM
12	It makes more sense to me as a consumer to be downtown. However i don't know if it makes more sense as a boater. Is the waterway more suited to the north?	6/4/2022 10:41 PM
13	North has adequate parking but downtown does not	6/4/2022 7:02 AM
14	Downtown seems to provide more access for people	6/3/2022 5:16 PM
15	The river boat docking on the downtown model seems best to me	6/3/2022 3:42 PM
16	Park Space	6/3/2022 3:34 PM
17	Walkway	6/3/2022 3:31 PM
18	I don't want to see any dock public or private on the cape downtown riverfront (or north of downtown). Keep it natural the way it is. Would interfere greatly with the beauty of the river.	6/3/2022 2:48 PM
19	I would like to see how fast it washes down the river when the river rises.	6/3/2022 1:47 PM
20	Like those shown. Also seating would be desirable.	6/3/2022 1:18 PM

Community Feasibility Questionnaire

21	Boat tie ups	6/3/2022 1:11 PM
22	No ... unsure what value this really adds to our downtown	6/3/2022 12:26 PM
23	Park space/Riverwalk	6/3/2022 12:12 PM
24	Either site has a positive impact on the downtown area. I think adding it to the area that is walkable would mean more than the casino site.	6/3/2022 12:02 PM
25	Rentals fore residents and tourists who dont own boats	6/3/2022 9:52 AM
26	Overnite docking	6/3/2022 8:42 AM
27	I think the North location has more potential for parking and less issues with traffic. Downtown already narrow roads. Let's make this new project handicap accessible and build up the North side.	6/2/2022 8:45 PM
28	Downtown accessibility	6/2/2022 7:28 PM
29	No	6/2/2022 3:45 PM
30	The North Location isn't as congested and provides a walkway across RR track, more available space on land. Downtown levee can be improved for River Boat docking and tours.	6/2/2022 2:37 PM
31	Casino access. More people will use it.	6/2/2022 11:01 AM
32	Fix the shitty roads	6/2/2022 7:12 AM
33	The downtown option allows easier access to businesses for boaters.	6/2/2022 7:06 AM
34	Our downtown and local history really is the draw of our beautiful city. I support the casino, but I do not think that is the jewel of Cape Girardeau. The casino can easily offer a shuttle service to the Downtown site or visitors may choose to lodge in our historic Marquette.	6/2/2022 6:27 AM
35	River overlook on the north site	6/2/2022 6:10 AM
36	No	6/2/2022 2:13 AM
37	No	6/1/2022 10:47 PM
38	No, I don't understand who in the general (not rich, elite) public actually wants this or would benefit from this?	6/1/2022 9:26 PM
39	We have been missing the opportunities a river/ boating commerce.	6/1/2022 9:23 PM
40	Revenue	6/1/2022 9:20 PM
41	Closer to downtown	6/1/2022 9:14 PM
42	We do not support the businesses we have in the downtown area. Dealing with crime, the homeless population, parking issues, the poor state of our roads would be a better way to spend city funds and attract tourists.	6/1/2022 8:56 PM
43	River overlook	6/1/2022 8:42 PM
44	No	6/1/2022 8:40 PM
45	Not especially	6/1/2022 8:31 PM
46	The North area would connect the casino to downtown especially now that there will be a hotel.	6/1/2022 8:27 PM
47	Our downtown should be our star of the city. This would highlight that. Having more restaurants and shops directly on the river is a fantastic idea.	6/1/2022 8:21 PM
48	More foot traffic for downtown businesses, marina rentals,with the possibility of downtown entertainment and outdoor nightlife.	6/1/2022 8:17 PM
49	North will be a great place to connect downtown to the casino and the river	6/1/2022 8:02 PM
50	This whole idea is a complete waste of time and money. What happens when the river floods?	6/1/2022 7:46 PM
51	Hopefully a better draw of tourism and community to the downtown area. The local businesses need everything they can get because the city funds projects like this instead of things that	6/1/2022 7:39 PM

Community Feasibility Questionnaire

	are actually useful.	
52	Just a walkable dock to provide additional views.	6/1/2022 7:05 PM
53	No	6/1/2022 7:03 PM
54	No	6/1/2022 6:31 PM
55	More walking possibilities with river view	6/1/2022 6:16 PM
56	North would cause less congestion in the downtown area.	6/1/2022 5:48 PM
57	Access to potable water and a fueling station	6/1/2022 5:46 PM
58	I would think the only logical place for this would be at the south location closest to all the restaurants and shops. The casino would be a single destination option and it doesn't look nearly as viable.	6/1/2022 5:35 PM
59	Seating by the river.	6/1/2022 5:28 PM
60	Fueling overnight docking and convenience of docking downtown	6/1/2022 5:21 PM
61	Outside park area on downtown is attractive to me since I won't boat on the river but do visit downtown. I think the casino would provide transport to their venue from the downtown marina.	6/1/2022 5:10 PM
62	No	6/1/2022 5:08 PM
63	N/A	6/1/2022 5:05 PM
64	Convenience store possibility	6/1/2022 4:49 PM
65	River views	6/1/2022 4:38 PM
66	The opportunities for additional commerce for the tourist that choose to dock at Cape. The downtown option provides the most benefit to the most businesses downtown.	6/1/2022 4:38 PM
67	The possibility of an evening/lunch cruise with dining for guests--this would only be possible with such a dock.	6/1/2022 4:19 PM
68	The park space/riverwalk	6/1/2022 3:07 PM
69	Use other than a dock	6/1/2022 3:06 PM
70	Having the opportunity for local residents to board the river vessels once Cape becomes a fully operational port.	6/1/2022 2:58 PM
71	The green space on downtown concept is more inviting.	6/1/2022 2:54 PM
72	River overlook and parking	6/1/2022 2:46 PM
73	No	6/1/2022 2:46 PM
74	No, it's a waste of money right now. Pay your employees better. Emergency service and public works. They are the backbone of our lovely city.	6/1/2022 2:44 PM
75	Just food, tourism, safety, spacious, accommodating, friendly. Maybe an attraction/sculpture? (Made by a SEMO student) please be considerate to nature and waste.	6/1/2022 1:16 PM
76	N/a	6/1/2022 1:01 PM
77	Close to eating places.	6/1/2022 12:21 PM
78	No I have been informed numerous times the river is too dangerous for small boats for most of the yr. Seems kinda stupid to build an avenue to invite drownings to inexperienced boaters.	6/1/2022 10:14 AM
79	Cape Girardeau does not need to spend taxpayer dollars on frivolous projects such as this dock. Tax dollars should be spent fixing roads, bridges, and other infrastructure around the city. The idea of having a dock in Cape is foolish.	6/1/2022 10:04 AM
80	It is not needed	6/1/2022 9:28 AM
81	Architecturally interesting, should not block downtown view of river, should allow for fueling and should accommodate larger boats transiting the river (not just skiing or fishing boats). My interest lies in personal use and in economic impact.	6/1/2022 8:42 AM

Community Feasibility Questionnaire

82	Downtown just blocks the river walk and view of the river	6/1/2022 8:35 AM
83	I like the idea of extending the appeal of walking/biking north on the river rather than using up space that's already commonly used.	6/1/2022 8:13 AM
84	Not practical. River level is too variable. Funds can be spent where residents see fit. Not a dock fir a dozen vessels a year.	6/1/2022 7:43 AM
85	How it can be an additional tourist attraction to those on the river.	6/1/2022 7:25 AM
86	No	6/1/2022 7:01 AM
87	Either would make the riverfront look better	6/1/2022 6:41 AM
88	A dock wouldn't do a dam thing for me, now fixing the roads would. Stop with the lunacy, we need basics for the population, you can worry about boats later. Help the homeless!!!	6/1/2022 5:14 AM
89	More parking opportunities on the north end.	6/1/2022 4:22 AM
90	Docking	6/1/2022 12:13 AM
91	A dock centrally located is preferable!	5/31/2022 11:10 PM
92	Restroom, fuel and shore power for overnight stays for boats, access to convenient store and downtown facilities	5/31/2022 10:57 PM
93	Na	5/31/2022 10:40 PM
94	No	5/31/2022 10:32 PM
95	None	5/31/2022 10:24 PM
96	Fuel and food	5/31/2022 9:56 PM
97	I like that there would be a convenience store for refueling.	5/31/2022 7:50 PM
98	Parking	5/31/2022 7:08 PM
99	Yes.....the Riverboat Docking platform at the downtown site is a MUST!!! It could also be used for: 1. Live Music 2. Fireworks Display 3. Food Vendors	5/31/2022 6:52 PM
100	NO	5/31/2022 6:51 PM
101	Not particularly, I believe it would bring more people to the area.	5/31/2022 6:30 PM
102	Not really. I believe it will be a dismal failure that will have severe maintenance issues and never pay for itself. The minimum done, the better. Docks are great but the river in this place is too volatile.	5/31/2022 6:28 PM
103	This has to be the dumbest thing "leadership" has ever dreamed up.	5/31/2022 6:04 PM
104	No	5/31/2022 6:00 PM
105	The cost of dedrifting would be considerably high on both places and the south dock where would the Queen boats dock? Don't they bring in tourist? Bad idea all the way around	5/31/2022 5:43 PM
106	I prefer neither location but was forced to respond in order to submit	5/31/2022 5:12 PM
107	I think having a restaurant on the water would be ideal and necessary.	5/31/2022 5:09 PM
108	Convenience store Walkway	5/31/2022 4:57 PM
109	None	5/31/2022 4:33 PM
110	No to a rebranded marina. Calling it a community dock is exactly what's been done here. These questions are posed as if the decision has already been made, now you want some horseshit "community" input. You think we'll be more pliable because a couple pot holes were fixed? Fuck off with this and do what the COMMUNITY is asking of you, Stacy. We don't want this, we want the city problems fixed. Stay focused on what the people have asked for, the community, not the shoulder rubbing crap that gets tossed around the Elks. Businesses are looking out for businesses and calling it community. Please.	5/31/2022 4:28 PM
111	No	5/31/2022 4:27 PM

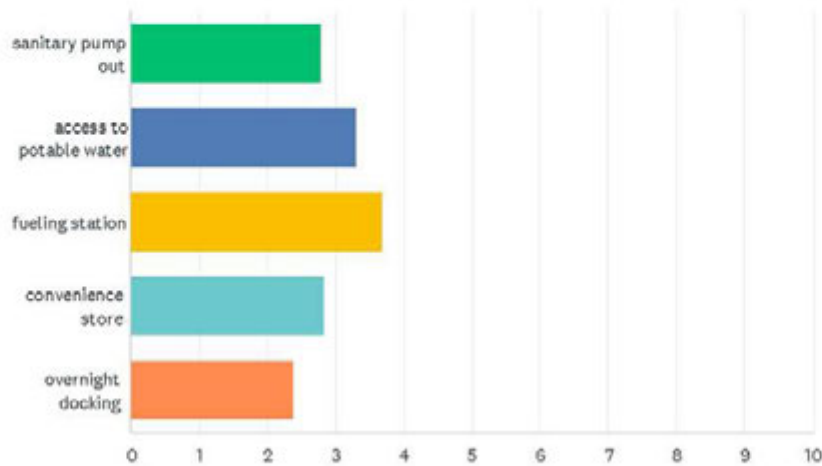
Community Feasibility Questionnaire

112	D	5/31/2022 4:03 PM
113	Will help connect the casino to town. Especially after the casino builds their hotel.	5/31/2022 3:51 PM
114	Downtown would enhance and create more to downtown vs. North	5/31/2022 3:47 PM
115	Brings the river more into Cape's culture. Being relatively new to Cape, we've been surprised how little the river contributes to the city's life and identity.	5/31/2022 3:46 PM
116	south dock is closer to downtown which would generate more interest in our city.	5/31/2022 3:46 PM
117	North Site: Connectivity to the casino	5/31/2022 3:39 PM
118	no	5/31/2022 3:30 PM
119	Overall concept is great	5/31/2022 3:24 PM
120	I am interested in the incentives for tourists to stay at the new hotel being built for the casino if the dock was built in the North location.	5/31/2022 3:15 PM
121	Placemaking	5/31/2022 3:13 PM
122	a new reason to go downtown	5/31/2022 3:05 PM
123	No	5/31/2022 2:58 PM
124	Park/Riverwalk	5/31/2022 2:57 PM
125	River overlook and bridge rail crossing	5/31/2022 2:56 PM
126	B, E, F	5/31/2022 2:52 PM
127	The down town option for river boats.	5/31/2022 2:52 PM
128	No	5/31/2022 2:50 PM
129	No. Think it is a waste of money.	5/31/2022 2:44 PM
130	Would love a Public Fishing Pier!!!! How do you control flooding tho? Connect the north & south area into one big attractive river walk!	5/31/2022 2:43 PM
131	It would be nice to have an attraction near the casino for folks under 21.	5/31/2022 2:41 PM
132	don't want to take away from the river view at the flood gates	5/31/2022 2:37 PM
133	No, but downtown site would interfere with river view and Riverboat dockings	5/31/2022 2:37 PM
134	Stupid idea	5/31/2022 2:37 PM
135	No	5/31/2022 2:35 PM
136	The walkway, overlook and restrooms.	5/31/2022 2:15 PM
137	Park space/ river walk	5/31/2022 2:00 PM

Community Feasibility Questionnaire

Q4 Please rank the following docking amenities in order of priority with 1 being the highest:

Answered: 137 Skipped: 0

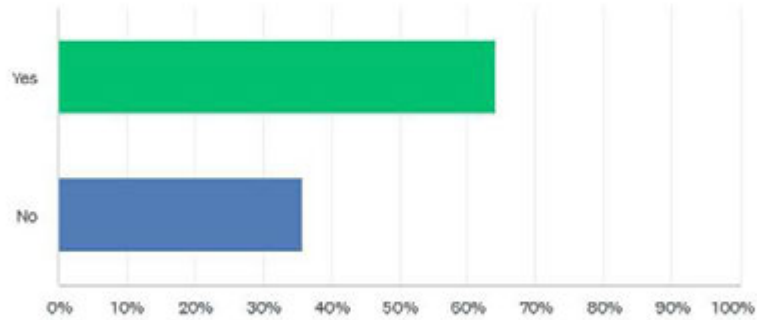


	1	2	3	4	5	TOTAL	SCORE
sanitary pump out	18.25% 25	14.60% 20	18.25% 25	26.28% 36	22.63% 31	137	2.80
access to potable water	16.06% 22	33.58% 48	21.90% 30	21.17% 29	7.30% 10	137	3.30
fueling station	37.23% 51	20.44% 28	21.17% 29	15.33% 21	5.84% 8	137	3.68
convenience store	16.06% 22	18.25% 25	23.36% 32	17.52% 24	24.82% 34	137	2.83
overnight docking	12.41% 17	13.14% 18	15.33% 21	19.71% 27	39.42% 54	137	2.39

Community Feasibility Questionnaire

Q5 Would you be more interested in a community dock if it were a destination that had other amenities for non-boaters (for example, a floating park space)?

Answered: 137 Skipped: 0

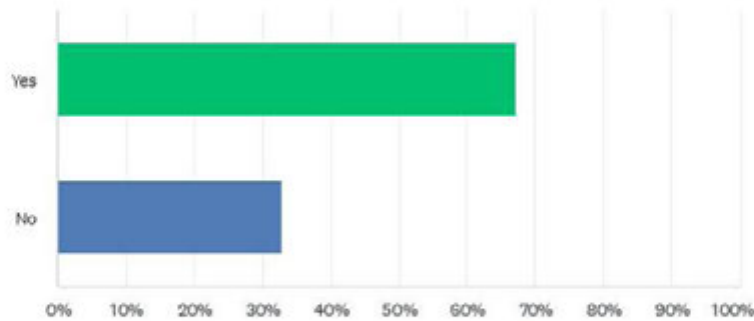


ANSWER CHOICES	RESPONSES	
Yes	64.23%	88
No	35.77%	49
TOTAL		137

Community Feasibility Questionnaire

Q6 Do you think the community should pursue construction of a community dock?

Answered: 137 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	67.15%	92
No	32.85%	45
TOTAL		137

#	WHY?	DATE
1	unsure, wish there was some estimates related to costs and potential revenue.	6/13/2022 6:04 PM
2	At this time, the city has more pressing needs such as street repair, infrastructure improvements, staffing shortages, etc.	6/10/2022 1:56 PM
3	To bring more people to this area to spend money in Cape Girardeau and support our local, small businesses.	6/7/2022 2:20 PM
4	Would help with tourism	6/6/2022 5:20 PM
5	it will be worth it	6/6/2022 10:22 AM
6	See my comment for # 3	6/5/2022 9:33 PM
7	Would bring more visitors and more revenue to Cape. It would enhance our image as a historic Downtown river destination. The dual use of barge like dock as an entertainment stage would increase our Riverfront entertainment options.	6/5/2022 12:54 PM
8	The river floods too much. I think the community should make downtown a pedestrian/bicycle/skateboard friendly space by closing off Main Street at Broadway, Themis, and Independence starting at 6pm on Friday evenings and keep it that way until 12pm on Sundays. Deliveries could still be made, but it would utilize the existing parking downtown. Additionally, the open streets could be used to expand the farmer's market onto Main Street as well as street vendors could set up on the weekends.	6/5/2022 11:50 AM
9	Would reinvigorate the local economy	6/4/2022 11:31 PM
10	To add to our fragile and important downtown	6/4/2022 10:41 PM
11	Tourism	6/4/2022 7:02 AM
12	It would bring visitors that the city would want (friendly, spend money)	6/3/2022 5:16 PM

Community Feasibility Questionnaire

13	bring tourism dollars	6/3/2022 3:42 PM
14	Believe that there are better uses for the money	6/3/2022 3:34 PM
15	I like the natural beauty of the river, especially the downtown area. Please, don't pursue putting a dock or floating park space near downtown. Keep the natural beauty of the river.	6/3/2022 2:48 PM
16	It won't last any longer than the one by Trail of Tears did.	6/3/2022 1:47 PM
17	The river is a major asset to downtown but is presently underutilized. It would attract more stops by passing boats/capture additional revenue for downtown restaurants/shops. Makes the riverfront a more desirable destination for locals & tourists.	6/3/2022 1:18 PM
18	Bring business to cape. High river levels for long periods must be considered	6/3/2022 1:11 PM
19	I don't understand the value this brings	6/3/2022 12:26 PM
20	Actually, I would have preferred to answer "not sure", but that was not an option. Depends on feasibility and cost. Only if it is cost-effective to build and maintain, resulting in consistent profits from the marina operation, not just general increases in local business revenues.	6/3/2022 12:12 PM
21	From what I understand there are very few places for leisure boaters to dock already and this would make Cape a destination place via the river which is our greatest asset.	6/3/2022 12:02 PM
22	City is struggling to fund and manage essential services and thus does not have the capacity for this endeavor.	6/3/2022 9:52 AM
23	For the towns FUTURE!!	6/3/2022 8:42 AM
24	Tourist attractions and bring in more business.	6/2/2022 8:45 PM
25	More money would be spent by shoppers coming from the river	6/2/2022 7:28 PM
26	Cape has great potential to be a real destination this way	6/2/2022 3:45 PM
27	Will further enhance the downtown experience.	6/2/2022 2:37 PM
28	Fix the roads and get these slum blocks cleaned up. Too many black people wondering	6/2/2022 7:12 AM
29	The river is unforgiving and any structure built would be flooded and damaged annually. The costs to rehab those areas will recur yearly. Not worth it. A downtown park would be great.	6/2/2022 7:06 AM
30	Its another destination besides the downtown riverfront	6/2/2022 6:10 AM
31	There has already been changes made to increase parking to the community. I think creating an environment to attract an additional group of visitors that have not previously been appealed to.	6/2/2022 2:13 AM
32	I just like the idea	6/1/2022 10:47 PM
33	no one CARES. This is a waste of money.	6/1/2022 9:26 PM
34	Revenue	6/1/2022 9:20 PM
35	River is underutilized	6/1/2022 9:14 PM
36	The city is failing to meet the basics right now. I don't believe that a marina or any other multi million dollar splurges should take place until the city can pay its city workers a living wage, get the skyrocketing crime under control, maintain roadways, and find a humane way of handling the growing homeless population. Also the fact that this survey is even being posted reflects very badly on the new mayor and her campaign.	6/1/2022 8:40 PM
37	New amenities help attract high-end talent, and business to our region	6/1/2022 8:31 PM
38	To make the casino part of the downtown area and economic development for the city.	6/1/2022 8:27 PM
39	Progress is necessary. Cape Girardeau should be a destination.	6/1/2022 8:21 PM
40	This would be a great addition to downtown. It will help bring more tourists to our wonderful city	6/1/2022 8:02 PM
41	A total waste. Dumbest idea ever. Make something our community can use!! Outdoor amphitheater! Invest more in our downtown!	6/1/2022 7:46 PM

Community Feasibility Questionnaire

42	Cape doesn't need this. We need a homeless shelter, better roads, a food pantry that doesn't give out complete junk or expired goods, need I go on?	6/1/2022 7:39 PM
43	I feel it will be a maintenance nightmare with the unpredictable nature of the MS River. however I do think if the River Boats continue to stop in Cape a better access point would be nice.	6/1/2022 7:03 PM
44	There are more pressing things like housing for the residents of Cape.	6/1/2022 6:31 PM
45	More access to the best feature Cape has to offer!	6/1/2022 6:16 PM
46	I like this idea, but we have roads that are in awful, horrible shape. They really need to be fixed first.	6/1/2022 5:48 PM
47	Will draw more people to boating and more who stop and shop	6/1/2022 5:46 PM
48	Are there not other projects on the grand list that should come before this one? I wish a link was included for all future plans	6/1/2022 5:35 PM
49	Unsure. I think it would be "cool" to have it and I'm sure there are benefits. However, there are sustainability issues in the city workforce that need more attention and shoring up before money is spent on things like this. Fill jobs by paying wages seriously competitive with other cities across the board and then put money into things like this.	6/1/2022 5:28 PM
50	Fueling docking draw people and commerce downtown. I see limited advantages to the North plan.	6/1/2022 5:21 PM
51	But in ten years after we use funds to address the failing streets & bridges and upgrade PW salaries	6/1/2022 5:10 PM
52	Bring more interest into downtown and possible further investing into future business.	6/1/2022 4:49 PM
53	Additional opportunity to draw both local traffic and out of town traffic to the downtown area.	6/1/2022 4:38 PM
54	As a river town we need to take as much advantage of it as we can.	6/1/2022 3:07 PM
55	Capitilizing on the respurce that the river is would honor the heritage and history of the river. Cape Girardeau was founded because of the river. Using this great resource as a way to bring more tourists and potential residents is a great way to keep the legacy going.	6/1/2022 2:58 PM
56	Opportunities to better engage the asset of the river.	6/1/2022 2:54 PM
57	.	6/1/2022 2:46 PM
58	Waste of money and resources. We can't even keep current positions filled. How do we expect to fill these positions? It's pretty well known that the City of Cape has the ability to pay better. We need too use this as an opportunity to slow down and work with what we have. I could see this being a future project, maybe 10 or 15 years down the road. Honestly, I don't see the point.	6/1/2022 2:44 PM
59	Beautiful, rendering. Great photo opportunities. Just please keep animals, night safety, restrooms, and of course waste.	6/1/2022 1:16 PM
60	Boat travelers bring in money	6/1/2022 12:21 PM
61	As stated above	6/1/2022 10:14 AM
62	Ask yourself this question: who would use a dock like this? The average citizen of Cape Girardeau does not have a boat, and the ones that do don't use their boat on a body of water such as the Mississippi River. This project is a massive waste of money, and one that only benefits a very select few people that likely lobbied for it. I believe that this project would negatively impact the riverfront of Cape Girardeau and not have any benefit to the populace at large. Taxpayer money could be spent on quite literally anything else in this town. The idea of spending millions of tax dollars on a dock that would only be used by a couple of people is outrageous and insulting. Spend the money instead on things like fixing potholes in the roads or fixing up parks and other public spaces. There is no actual need for a dock, but there are other needs that must be met in the community.	6/1/2022 10:04 AM
63	Too many other critical needs	6/1/2022 9:28 AM
64	Need exists for docking facilities and accessible fueling station, we can better provide this than competing communities. Another opportunity to help CG stand out.	6/1/2022 8:42 AM

Community Feasibility Questionnaire

65	The river is our greatest asset. Developing downtown and the riverfront may help attract more tourism, new residents, and walkable development. Cities shouldn't be sprawling, car centered places. They should be human scale and walkable.	6/1/2022 8:13 AM
66	See above reasons.	6/1/2022 7:43 AM
67	It's honestly a surprise we haven't pursued this sooner. Any attraction downtown will bring more people into the area, and more people downtown. When I was child downtown wasn't safe, now look at it. My grandpa was born here and it would be a good change for him to see how his hometown is becoming more beautiful.	6/1/2022 7:25 AM
68	Don't think there is enough interest	6/1/2022 7:01 AM
69	It would enhance the look of the river front, help build up the downtown area and encourage more traffic, thus increasing the downtown economy	6/1/2022 6:41 AM
70	We need food, we need expanded bus service so people can go to work, go to food pantries. We need a place for homeless people	6/1/2022 5:14 AM
71	Need more in Cape	6/1/2022 4:22 AM
72	Would have another magnet as a resident/tourist draw to Cape Girardeau and downtown area.	5/31/2022 11:10 PM
73	More tourists and attractions to downtown	5/31/2022 10:57 PM
74	We have more pressing issues to deal with such as crime and infrastructure. This dock will not be a profitable one for the city.	5/31/2022 10:32 PM
75	It will be under utilized vs cost. Too many projects in the city need addressed, like roads and safety.	5/31/2022 10:24 PM
76	I'd like downtown to get business from the river.	5/31/2022 7:50 PM
77	We need TAX REVENUE from the BOATERS outside Cape Girardeau!	5/31/2022 6:52 PM
78	What a huge expense for the very few boats that would use it!	5/31/2022 6:51 PM
79	I believe there is a large community of boaters in the area that travel along the river, having a dock would allow a more people the ability to take in the downtown area and bring more sustainability into the downtown.	5/31/2022 6:30 PM
80	Too expensive for the return. If private entities wish to pursue, that would be different.	5/31/2022 6:28 PM
81	Fix the damn streets. Don't waste money on a project that's just going to float away during the next flood.	5/31/2022 6:04 PM
82	The cost and maintenance. I've seen the drift and ice tear out the dry dock and the fleets below the bridge	5/31/2022 5:43 PM
83	Priority instead should be repair of city streets! I prefer neither site nor amenities. I had to respond in order to submit.	5/31/2022 5:12 PM
84	We have the river at our disposal. Let's use it to its full potential. My only concern is what happens when the river gets high. That I would like to see more information and statistics on.	5/31/2022 5:09 PM
85	Bring more jobs, tourists, and money to the city	5/31/2022 4:57 PM
86	Given that the we have severe floods on the Mississippi nearly every year, damage is highly likely and maintaining a dock will be very expensive. Additionally putting a dock in an unprotected harbor on a river with strong current will also result in damage from floating debris, loose barges, etc. Spilled fuel and sewage from pump out stations are also likely, causing environmental damage. Staffing for a fuel dock and convenience store will also be have to be budgeted for. Overall, I feel this dock idea will create a very expensive maintenance problem for the city and the dock idea should not move forward. It would be better to fix the infrastructure problems this city already has before making more problems.	5/31/2022 4:33 PM
87	Fix Cape first.	5/31/2022 4:28 PM
88	Cape has got to do as much as they can to get people to come into town. I think the north site would help connect the casino to the downtown area better.	5/31/2022 3:51 PM
89	Brings retail traffic to downtown, gives Cape more uniqueness.	5/31/2022 3:46 PM

Community Feasibility Questionnaire

90	people doing the great loop have no place to get fuel or overnight dock between st. louis and paducah. this give these boaters a place to stop and spend money downtown also.	5/31/2022 3:46 PM
91	We should never stop trying to increase the curb appeal of Cape, and I believe that this project does just that.	5/31/2022 3:39 PM
92	A community dock incentivizes the local community to spend time (and money) in Cape Girardeau, instead of going elsewhere, like St Louis.	5/31/2022 3:15 PM
93	attract more visitors to downtown	5/31/2022 3:05 PM
94	They don't have one	5/31/2022 2:58 PM
95	Tourism	5/31/2022 2:57 PM
96	Cost not just for construction but for ongoing maintenance. I also think the downtown option will be too much congestion in that one space. I would like to see a cost projection for at least 5 years out before I could give a definite "yes" to either option.	5/31/2022 2:56 PM
97	Any desire to bring outside dollars to Cape must include a reason for someone to visit. As a boater I know the travel my family and friends make on various waterways and there is no easy way to stop and visit Cape when we are on the river.	5/31/2022 2:52 PM
98	I think it would bring a lot of business to downtown cape.	5/31/2022 2:52 PM
99	Spend the money on employees and existing infrastructure. New projects/business incentives are nothing more than bribes that are used in place of actually improving things that would make the city better. Better paid employees and better maintained infrastructure will improve the city and attract more business and citizens	5/31/2022 2:50 PM
100	Not worth the time and money.	5/31/2022 2:44 PM
101	Attract tourism & business for downtown; provide better options for riverboat passengers when they dock.	5/31/2022 2:43 PM
102	I would answer yes for the North site, but I think it would obscure the natural feel of the river downtown and make me less likely to visit shops near the riverfront.	5/31/2022 2:41 PM
103	We are a river town, we should act like we are a river town.	5/31/2022 2:37 PM
104	Not best use of city funds. Fix the roads. Decrease crime rates.	5/31/2022 2:37 PM
105	Stupid	5/31/2022 2:37 PM
106	Doesn't seem like a wise use to taxpayer funds. Will not really increase use as the Mississippi River isn't one that people just get on for pleasure.	5/31/2022 2:35 PM
107	Tourism	5/31/2022 2:00 PM

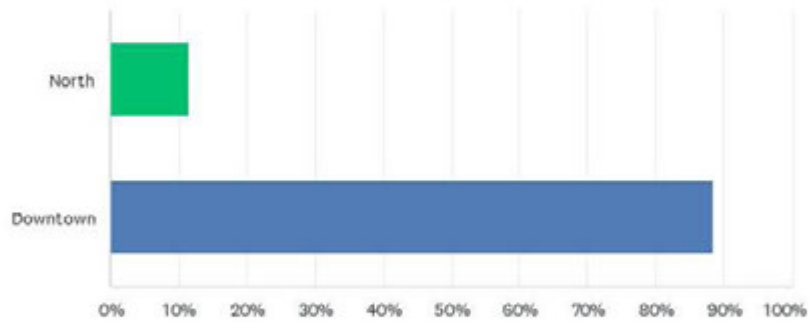


AGLCA "LOOPER" CAPE GIRARDEAU SURVEY #3

Cape Girardeau Community Dock Feasibility Survey

Q1 If the community chooses to construct a public dock, which location would you prefer?

Answered: 138 Skipped: 0

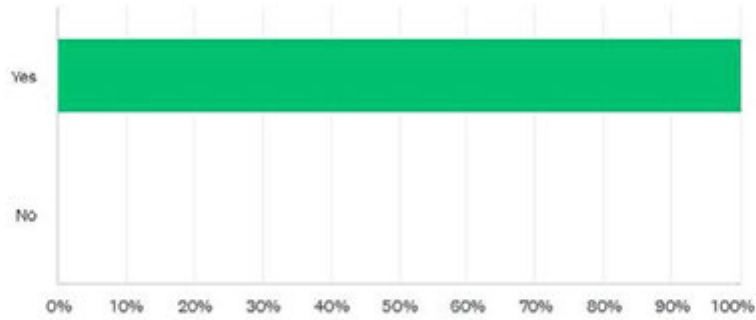


ANSWER CHOICES	RESPONSES	
North	11.59%	16
Downtown	88.41%	122
TOTAL		138

Cape Girardeau Community Dock Feasibility Survey

Q2 Would you utilize a community dock on the Cape riverfront?

Answered: 138 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	100.00%	138
No	0.00%	0
TOTAL		138

Cape Girardeau Community Dock Feasibility Survey

Q3 Are there elements of either dock concept that you are particularly excited about or interested in, regardless of your preference between the North or Downtown option?

Answered: 138 Skipped: 0

#	RESPONSES	DATE
1	Downtown hopefully provides access to stores and restaurants which is more desirable than casino. Riverboat landing would also increase demand for things to do.	6/17/2022 6:35 AM
2	Revitalizing downtowns is an important element in community identity.	6/16/2022 11:07 AM
3	I loved the idea of being able to dock in the area near a riverboat. I also like the renderings for the downtown dock showing TREES!	6/8/2022 9:42 PM
4	A: protection from other water traffic. e.g. deep water- accommodate deep drafts, night time limited access for overnight traveler security ** for Question 5 - security for overnighters is paramount, if the dock is public (likely due to public \$) E: accessible walkway - as it should be ? easy access to downtown sightseeing, shopping, food locations - consider the distance - ~1 to 2 miles max	6/7/2022 11:20 AM
5	The North Dock looks like it's designed out of the current & Debris during floods. I like the Downtown Dock because shops & Restaurants will be walkable for boaters. Grass /Park area for Dogs.	6/6/2022 6:35 PM
6	Restroom, access to city, accessible walkway, convenience store	6/6/2022 6:00 PM
7	Access to fuel	6/6/2022 1:43 PM
8	if either dock has access to the community in walking distance to local shops and restaurants	6/6/2022 1:19 PM
9	Just having fueling opportunities is reason enough.	6/6/2022 8:59 AM
10	Fuel and docking	6/6/2022 7:51 AM
11	No	6/6/2022 5:30 AM
12	Fuel, Overnight docking	6/6/2022 3:34 AM
13	Fueling dock! Access to some supplies and a day boating trip from St. Louis.	6/5/2022 5:56 PM
14	The northern option seems like it would be quieter for those staying overnight.	6/5/2022 11:33 AM
15	Fuel	6/5/2022 3:02 AM
16	Not really. It's all about location.	6/4/2022 3:55 PM
17	I like being within walking distance to everything a downtown has to offer. Also makes the loop a little easier. Looking forward to visiting next time around.	6/4/2022 3:06 PM
18	safe protected dockage	6/4/2022 12:09 PM
19	Dock in either location is exciting	6/4/2022 12:03 PM
20	Gas dock	6/4/2022 9:04 AM
21	Fueling, store access to downtown	6/4/2022 9:04 AM
22	No	6/4/2022 8:49 AM
23	Park space, river walk on downtown design	6/4/2022 8:40 AM
24	I don't like the stagers in the north dockage	6/4/2022 8:28 AM
25	Downtown: Easy access to stores downtown, community location	6/4/2022 8:28 AM

Cape Girardeau Community Dock Feasibility Survey

26	Having a fuel dock would help everyone, including the boats on the Great Loop. Access to amenities in town, like restaurants is great for the boating community.	6/4/2022 7:56 AM
27	Fuel and overnight docking would be the items most interesting to me.	6/4/2022 7:25 AM
28	No	6/4/2022 7:06 AM
29	See below comments.	6/3/2022 8:57 PM
30	Both sites are good. Downtown is nice for walking and tourist	6/3/2022 8:50 PM
31	Transient/overnight docking	6/3/2022 6:32 PM
32	The ability to access the town via water is key. Amenities, beyond dockage, are a bonus! I'd love to have access to downtown shops, restaurants, bars, etc.	6/3/2022 6:12 PM
33	Deep water boat docking, pumpout/sanitary facility, potable water accessibility, overnight security.	6/3/2022 5:52 PM
34	Access to Cape	6/3/2022 5:14 PM
35	Boat docks	6/3/2022 5:11 PM
36	Fuel, both gasoline and diesel. Dockage for transient boaters.	6/3/2022 4:56 PM
37	I prefer downtown accessibility over casino accessibility, but either site would be a great addition and greatly appreciated by recreational boaters.	6/3/2022 4:46 PM
38	North seems like better location.	6/3/2022 4:43 PM
39	Access to retail	6/3/2022 4:17 PM
40	Fuel dock	6/3/2022 4:04 PM
41	Boat dock, free overnight moorage if possible. Access to downtown.	6/3/2022 3:46 PM
42	Straight lines of dock downtown drawing allows for various sizes of boats to move and adjust to fit all Mural walls and downtown access	6/3/2022 3:40 PM
43	Fuel, pumpout	6/3/2022 3:38 PM
44	Convenience shopping, everything in close proximity.	6/3/2022 3:24 PM
45	Either look great and would make a great addition to the town.	6/3/2022 3:19 PM
46	Any dock that has inside of current docking is best for my small(25') boat	6/3/2022 3:15 PM
47	Close to restaurants and stores or public transportation to spend money in town!	6/3/2022 2:29 PM
48	The downtown area is quaint, several restaurants, and the murals are great!	6/3/2022 1:44 PM
49	No	6/3/2022 1:19 PM
50	Adding a new stop over for boat travelers in the area.	6/3/2022 12:59 PM
51	Place to stop and stay between Paducah and St. Louis	6/3/2022 12:18 PM
52	Downtown accessible	6/3/2022 12:13 PM
53	diesel fuel availability, transient slips, walking distance to groceries, hardware store, attractions, shops.	6/3/2022 12:11 PM
54	Fuel access	6/3/2022 11:21 AM
55	Security for boats, fuel, dockage	6/3/2022 11:12 AM
56	Downtown would offer more for the community.	6/3/2022 9:41 AM
57	Eliminate the trees and grass in the Downtown concept and provide durable surface material and canopies for shade. Incorporate artwork into concept.	6/3/2022 7:42 AM
58	Fuel, overnight dockage	6/3/2022 12:06 AM
59	I would love to have access to CG via a community dock. This is a largely underserved need on the lower upper MS. Communities with access to the river for the boating community can	6/2/2022 9:45 PM

Cape Girardeau Community Dock Feasibility Survey

reap large benefits from this natural asset.

60	The ability to access the amenities of Cape Girardeau is what makes a successful addition. I don't know which will be the biggest draw, downtown with its restaurants or the casino. I prefer the downtown with its restaurants and stores. The dock has to have amenities to draw boaters into the area.	6/2/2022 7:15 PM
61	We will be doing the loop & would love a place to dock & get fuel.	6/2/2022 6:37 PM
62	Look forward to visiting the area and overnighting	6/2/2022 2:47 PM
63	Love the idea of being able to visit the town. As a looper, we went right by since there was no access.	6/2/2022 2:07 PM
64	Docking, pump-out and fuel/water on this section of the Upper Mississippi.	6/2/2022 11:34 AM
65	Both concepts look very appealing and I would surely add a stop at Cape Girardeau during any trip up or down the Mississippi! Thanks for considering this.	6/2/2022 10:55 AM
66	Both look great	6/2/2022 8:55 AM
67	Fuel and overnight docking.	6/2/2022 8:15 AM
68	Having overnight dockage for recreational boaters is very exciting!	6/2/2022 8:14 AM
69	My wife and I hope to live on a boat soon and travel that section of the Mississippi river quite frequently. We would love the opportunity to stay in Cape Girardeau and visit the local restaurants and sites. Our son attended college at SEMO and we absolutely loved visiting Cape Girardeau. Also, as a member of AGLCA, I know many many Loopers would love to have Cape Girardeau as a fuel stop and another place to explore along the Great Loop.	6/2/2022 5:43 AM
70	Downtown can easily be walked by transient boaters. They spend for meals, supplies, etc	6/1/2022 8:35 PM
71	Park Space/Riverwalk, Restroom/Fueling.	6/1/2022 8:07 PM
72	Downtown would give more access to restaurants.	6/1/2022 5:05 PM
73	I generally like the Downtown concept	6/1/2022 4:53 PM
74	Like the proximity to walking downtown.	6/1/2022 2:29 PM
75	Access to downtown is a plus with that plan.	6/1/2022 12:36 PM
76	Ability to get diesel fuel, docking overnight, and access to downtown.	6/1/2022 12:25 PM
77	I prefer to be close to the city center	6/1/2022 12:23 PM
78	Outside (riverside) dockage at downtown design may be problematic during high water flows. Interior dockage would be a more preferable option.	6/1/2022 10:50 AM
79	Overnight docking and fuel availability. Black water pump out, freshwater availability, and A/C power would be a plus.	6/1/2022 10:14 AM
80	Both look inviting and attractive.	6/1/2022 10:00 AM
81	Fuel and docking	6/1/2022 9:26 AM
82	Boat dock and refueling are most important followed by amenities like river walk and bath/shower facilities. Proximity to town shopping and dining a plus.	6/1/2022 9:06 AM
83	A	6/1/2022 9:01 AM
84	Overnight dockage and fuel access	6/1/2022 8:58 AM
85	I am a yearly looper (on my 6th). This facility would provide a convenient stopover on my way south. There are approx 200 boats on this annual pilgrimage, so it would be a financial gain for the town.	6/1/2022 8:57 AM
86	Fuel, especially diesel, availability	6/1/2022 8:47 AM
87	As a transient boater, the dock facilities such as fuel, electricity, water, and pump out are what interest me most.	6/1/2022 8:41 AM

Cape Girardeau Community Dock Feasibility Survey

88	I prefer the access to downtown rather than to the casino.	6/1/2022 8:39 AM
89	A place to dock overnight, get fuel and to spend time and money in the area.	6/1/2022 8:39 AM
90	Fuel station, overnight docking	6/1/2022 8:39 AM
91	Nearby facilities.... Food groceries hardware	6/1/2022 8:36 AM
92	Like being close to downtown.	6/1/2022 8:30 AM
93	Yes, having water access to restaurants and activities in the city.	6/1/2022 8:27 AM
94	Safe place to dock and fueling capabilities. Own a marina on lake Barkley and would love a place to go.	6/1/2022 8:23 AM
95	River walk, park space, access to downtown	6/1/2022 8:18 AM
96	A convenience store would be huge and access to local amenities at both sites is a huge plus.	6/1/2022 8:16 AM
97	We loved spending time at the Paducah dock while looping and spent several days exploring the city, bars and restaurants. Look forward to having another similar stop.	6/1/2022 8:07 AM
98	A cess to the city	6/1/2022 8:05 AM
99	Over night docking	6/1/2022 7:57 AM
100	As a traveling boater we always enjoy visiting new towns. While we would obviously stop at either location the downtown location would be our preference.	6/1/2022 7:56 AM
101	Fueling - both gas and diesel. Also, having a pumpout would be fantastic.	6/1/2022 7:48 AM
102	I like the river overlook It appears the north location is in a wider section of the river	6/1/2022 7:47 AM
103	Within easy walking distance of restaurants and shopping.	6/1/2022 7:46 AM
104	Power and water	6/1/2022 7:39 AM
105	Closer to downtown is better	6/1/2022 7:34 AM
106	Love downtown area in Cape with many restaurant options	6/1/2022 7:33 AM
107	No	6/1/2022 7:28 AM
108	Access to downtown merchants and restaurants.	6/1/2022 7:16 AM
109	I like both concepts - I believe that either would be wonderful. The conceptual drawing with supporting pictures show downtown new dockage in Paducah, KY and other new developments. We have used Paducah's dockage and would have loved having available dockage in Cape. Floating dockage that will adjust with River levels is absolutely necessary	6/1/2022 7:16 AM
110	As transient boaters, we'd be interested in being winton walking (&/or biking) distance to restaurants, grocery & convenience stores, & places of local (historical) interest.	6/1/2022 7:15 AM
111	Access to downtown for restaurants and provisions.	6/1/2022 7:11 AM
112	I like the closeness to downtown and wider dock arrangement for the downtown site. Also riverboat docking would just be really cool to see. I dont like the tired dock in the north concept.	6/1/2022 7:07 AM
113	Walkability to downtown businesses is key to success.	6/1/2022 7:07 AM
114	Pump outs, fuel, and accommodation	6/1/2022 7:06 AM
115	Fuel stop	6/1/2022 6:58 AM
116	Convenience store and refueling.	6/1/2022 6:38 AM
117	Key consideration will be maintaining water-side accessibility at all river levels	6/1/2022 6:34 AM
118	Overnight docking with access to a park and downtown for restaurants and shopping.	6/1/2022 6:32 AM
119	Pretty much all listed. Especially fueling	6/1/2022 6:32 AM
120	Virtually all pleasure boats will stop to shop and get fuel in Cape Giradeaux if the dock is built.	6/1/2022 6:20 AM

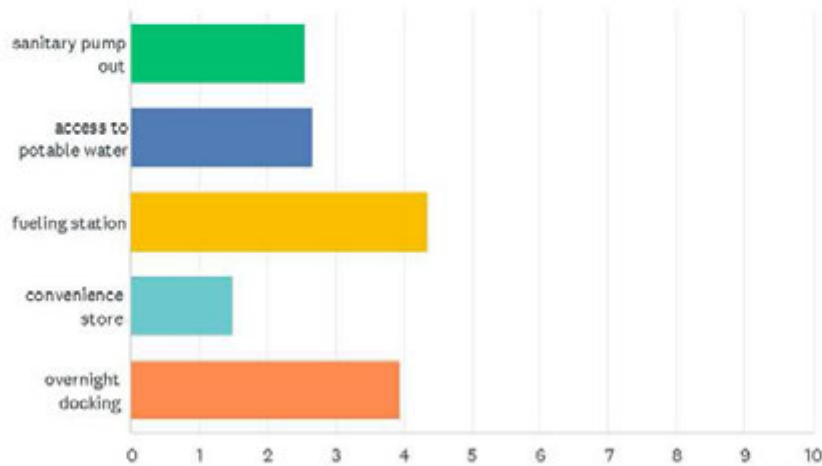
Cape Girardeau Community Dock Feasibility Survey

121	We like to visit downtown areas when we get to new cities and enjoy local restaurants and shops. Being able to walk to those is great! We also think a riverboat is fun.	6/1/2022 6:11 AM
122	Not shown but I assume fuel	6/1/2022 6:11 AM
123	Both concepts are similar, but access to downtown amenities, such as restaurants, stores, deli's, ice cream, hardware, etc. would be my choice.	6/1/2022 6:07 AM
124	Ease of docking, access to fuel	6/1/2022 6:03 AM
125	downtown accessibility, riverwalk, fuel	6/1/2022 5:59 AM
126	Hopefully UBER is available	6/1/2022 5:53 AM
127	Riverboat dock.	6/1/2022 5:45 AM
128	Showers, access to restaurants, grocery, hardware store	6/1/2022 5:45 AM
129	Fueling	6/1/2022 5:40 AM
130	The boat dock!	6/1/2022 5:38 AM
131	Interested in the North for pleasure boaters.	6/1/2022 4:56 AM
132	Interior docking (i.e., not on water side of pier) will protect smaller boats from wave/wake action that can pound boats against pilings/docks and cause damage.	6/1/2022 4:51 AM
133	Just having a safe dock with fuel will be a blessing to all future loopers and local boaters as well.	5/31/2022 10:16 PM
134	b	5/31/2022 9:45 PM
135	I'm a Looper so I would not be a regular visitor. I think for the town that access to downtown with a regular riverboat / small cruise boat access would be great. We have looked at the America Line Cruises and your town would be an interesting stop on a Mid Mississippi cruise.	5/31/2022 5:37 PM
136	Worried about the functionality of the staggered decking on north dock location. It would seem to reduce number of vessels that can safely dock, make docking more difficult.	5/31/2022 4:45 PM
137	Boat dock and fueling	5/31/2022 3:23 PM
138	The close proximity to the downtown area for restaurants and things to do it key.	5/31/2022 2:43 PM

Cape Girardeau Community Dock Feasibility Survey

Q4 Please rank the following docking amenities in order of priority with 1 being the highest:

Answered: 138 Skipped: 0

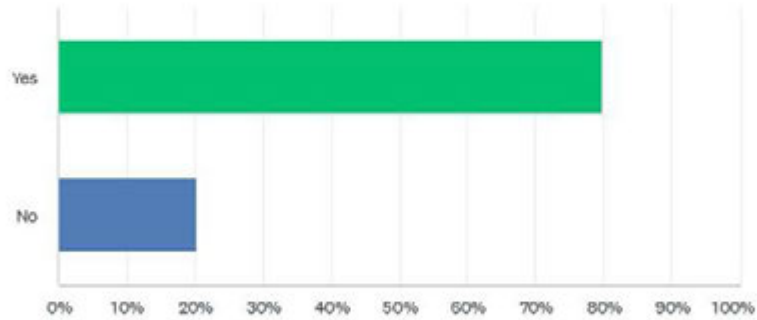


	1	2	3	4	5	TOTAL	SCORE
sanitary pump out	1.45% 2	18.12% 25	34.78% 48	25.36% 35	20.29% 28	138	2.55
access to potable water	2.17% 3	15.94% 22	38.41% 53	33.33% 46	10.14% 14	138	2.67
fueling station	60.87% 84	25.36% 35	3.62% 5	7.97% 11	2.17% 3	138	4.35
convenience store	0.00% 0	0.72% 1	11.59% 16	23.91% 33	63.77% 88	138	1.49
overnight docking	35.51% 49	39.86% 55	11.59% 16	9.42% 13	3.62% 5	138	3.94

Cape Girardeau Community Dock Feasibility Survey

Q5 Would you be interested in a community dock if it were a destination that had other amenities for non-boaters, too (for example, a floating park space)?

Answered: 138 Skipped: 0

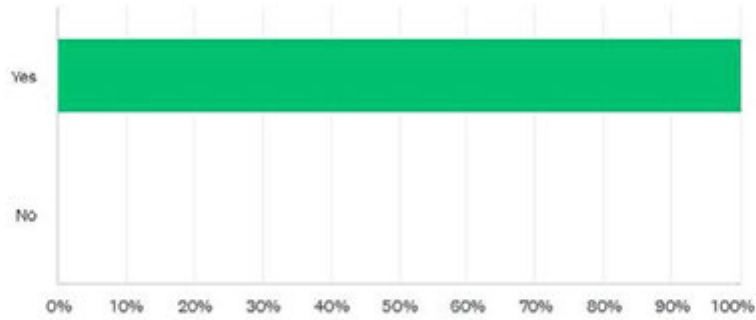


ANSWER CHOICES	RESPONSES	
Yes	79.71%	110
No	20.29%	28
TOTAL		138

Cape Girardeau Community Dock Feasibility Survey

Q6 Would you utilize a community dock if it were in Cape Girardeau?

Answered: 138 Skipped: 0

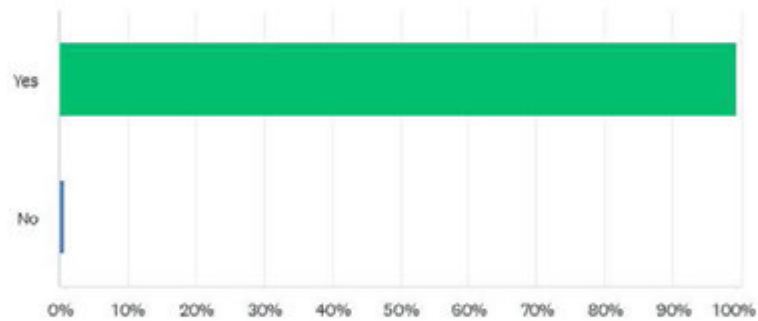


ANSWER CHOICES	RESPONSES	
Yes	100.00%	138
No	0.00%	0
TOTAL		138

Cape Girardeau Community Dock Feasibility Survey

Q7 Do you think the community should pursue construction of a community dock?

Answered: 138 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	99.28%	137
No	0.72%	1
TOTAL		138

#	WHY?	DATE
1	Critical for fuel and so much safer than anchoring in diversion canal	6/17/2022 6:35 AM
2	Increased tourism, family oriented activity.	6/16/2022 11:07 AM
3	We are current Great Loop Cruiser Association members. While we have yet to do the loop, we have visited Paducah (as well as other river cities) several times. America's inland waterways are a wonder experience and should be promoted as such.	6/8/2022 9:42 PM
4	Ole Miss has limited resources for boating cruisers. Cape Girardeau is in a long stretch of no access. (although a small % of boating traffic, Loopers for example)	6/7/2022 11:20 AM
5	The boaters who do America's Great Loop by boat will stop overnight & visit local Restaurants & Shops.	6/6/2022 6:35 PM
6	When we were passing through on our 2nd loop we actually stated that we couldn't understand why the city did not have a dock yet. It is a destination that we would have explored and visited had there been amenities. Instead we anchored and left early morning to get on with the journey	6/6/2022 6:00 PM
7	Would be a wonderful location, and would be a great fuel stop for recreational boaters (and loopers).	6/6/2022 1:43 PM
8	access to the water is a great community builder, Promotes tourism, and ecology	6/6/2022 1:19 PM
9	Bring future business	6/6/2022 8:59 AM
10	Bring more folks into downtown area. Boaters can add significant dollars to the community.	6/5/2022 5:56 PM
11	There are no good refueling points south of Hoppies, south of St Louis.	6/5/2022 11:33 AM
12	Desperately needed in the area; boaters have money to spend; investing in your town will benefit vistors and residents.	6/4/2022 3:55 PM

Cape Girardeau Community Dock Feasibility Survey

13	Bring more revenue to the community. Also opens the city up to the boating community. We love visiting and learning about the cities along the waterways. It would be really nice if there was a good grocery, liquor, hardware store and restaurants within walking distance.	6/4/2022 3:06 PM
14	Increased tourism	6/4/2022 12:03 PM
15	Increase tourism spending	6/4/2022 9:04 AM
16	Would encourage more recreational cruising on River between Paducah/Memphis and St Louis	6/4/2022 9:04 AM
17	Great town with lots to offer	6/4/2022 8:49 AM
18	Boaters could stop for day or overnight	6/4/2022 8:40 AM
19	Dockage in a new town provides revenue if there are places to see that you can walk to .. boaters don't have cars	6/4/2022 8:28 AM
20	It's the Economy....Looper's and certainly local boater's would certainly use this facility, access downtown, etc.	6/4/2022 8:26 AM
21	It will be a great addition to the community. Other cities, like Pittsburgh and Cincinnati have done a great job with their waterfront.	6/4/2022 7:56 AM
22	As a Great Loop boater the need for fuel and a place to spend the night. For the town, after spending long periods of time on a boat its great to stop and stretch your legs. If town is in walking distance then I would spend money shopping food and other items and go out to dinner.	6/4/2022 7:25 AM
23	It would attract many transient boaters due to it's location between St Louis and Kentucky lake	6/4/2022 7:06 AM
24	Great Loop cruisers would highly value the ability to stop for a secure overnight docking, fueling and onshore eating establishments. The economic impact of only these users will be substantial. I chose the north location as it is closer to existing eating establishments. Docking for a casino boat is a non-factor for these cruisers. We understand that casino dock facility may be necessary for economic viability.	6/3/2022 8:57 PM
25	Would bring tourists	6/3/2022 8:50 PM
26	As a "Great Looper" this would be an important facility	6/3/2022 6:32 PM
27	We cruised by Cape Girardeau on our boat and couldn't visit because there was no docking facilities, like the facility in Paducah. If there was a dock, we'd certainly visit and explore the area. I hope the community will be able to build a community dock as it would be a destination from both water and land for community members and visitors. Cape Girardeau looked lovely from our boat as we cruised down the river, and I would imagine it's lovely on land as well.	6/3/2022 5:52 PM
28	There are no facilities like this between Alton and Paducah (not counting Hoppies, which is marginal at best.) Almost all loopers would stop for fuel and overnight dockage.	6/3/2022 4:56 PM
29	There are very few river docks available for recreational vessels in this stretch of the Mississippi and then Ohio Rivers. The Paducah, KY city dock was a great addition. This would really be beneficial, too.	6/3/2022 4:46 PM
30	Makes a great fuel up locale	6/3/2022 4:43 PM
31	There needs to be more marinas/docks on this stretch of River	6/3/2022 4:17 PM
32	It would be great to have a place between Hoppies and Paducah	6/3/2022 4:04 PM
33	It is needed and will increase towns visibility, which equals money spent there.	6/3/2022 3:40 PM
34	Good location for access to fuel while transiting on the Great Loop	6/3/2022 3:38 PM
35	There are hundreds of boats going by on the river every year. Why not make it easy for them to stop and see the area.	6/3/2022 3:19 PM
36	Capture some of river boating traffic	6/3/2022 3:15 PM
37	It's a great city that boaters would thoroughly enjoy!	6/3/2022 1:44 PM
38	It would get utilized by boater and be a stop on the Great Loop	6/3/2022 12:18 PM

Cape Girardeau Community Dock Feasibility Survey

39	Adding a vibrant waterfront setting will attract boaters and visitors alike who wouldn't normally stop at your town	6/3/2022 12:13 PM
40	Right now there is only one place to stop between Kimmswick and Paducah for fuel.	6/3/2022 12:11 PM
41	Many boaters will stop there	6/3/2022 11:21 AM
42	Fuel services are needed on this stretch of the river.	6/3/2022 9:41 AM
43	We are members of the AGCLA, our membership will make this a destination stop on their loop adventure.	6/3/2022 7:42 AM
44	Long-range cruisers would love to stop and tour your city on their way down the river.	6/3/2022 12:06 AM
45	Communities with access to the river for the boating community can reap large benefits from this natural asset.	6/2/2022 9:45 PM
46	As a displaced Missourian, Cape Girardeau has charm that is hidden from most of the US and that is a shame.	6/2/2022 7:15 PM
47	We have found that towns that embrace the waterfront are thriving!	6/2/2022 2:07 PM
48	There is a need for docking facilities on that section of the Upper Mississippi River.	6/2/2022 11:34 AM
49	I think this would bring incremental business in terms of fuel sales and visits to local shops and restaurants!	6/2/2022 10:55 AM
50	Needed Fuel stop between St louis and Paduka in event Hoppies can no longer provide.	6/2/2022 8:15 AM
51	A community dock will boost local economy from increased transient boaters and make the river safer for boaters traveling on the Mississippi.	6/1/2022 8:07 PM
52	Why not work to attract locals and travelers to the Cape?	6/1/2022 2:29 PM
53	Makes the city more attractive to transient boaters, who spend money when they stop.	6/1/2022 12:36 PM
54	It would be an important stop for transient boaters to get fuel, and hopefully a bite to eat at a local restaurant.	6/1/2022 12:25 PM
55	There are so few good places for boaters to stop on the river and more are needed!	6/1/2022 12:23 PM
56	Helps promote business in the immediate area.	6/1/2022 10:50 AM
57	Would provide much needed transient boating services in an area where none are available now	6/1/2022 10:14 AM
58	Great addition to the community. Great Loop Boaters and many Yacht Relocation boaters would stop and use other services in the community	6/1/2022 9:26 AM
59	I would use the facility and fully support it, but I don't live in the community. I'd be amazed if this project could be shown to pay out more versus other possible public investment opportunities. As a transient boater I love the project.	6/1/2022 9:05 AM
60	Community tourist income	6/1/2022 9:01 AM
61	Support local businesses, access to fuel, restaurants, explore area	6/1/2022 8:59 AM
62	Would be a considerable economic positive for the town	6/1/2022 8:57 AM
63	It will draw more people/revenue to the city and provide a much needed stop for long range cruisers	6/1/2022 8:41 AM
64	It would enhance tourism and bring revenue to the town.	6/1/2022 8:39 AM
65	To utilize an area that will increase pedestrian traffic in the downtown area promoting the city and bring monies to the community and city.	6/1/2022 8:39 AM
66	Income for the community	6/1/2022 8:36 AM
67	There are few places for pleasure craft to stop on this part of the river. Would eliminate the long runs with no service and give opportunity to visit the Cape.....and spend money in your city.	6/1/2022 8:30 AM

Cape Girardeau Community Dock Feasibility Survey

68	No other facilities nearby with fuel	6/1/2022 8:27 AM
69	Both the boating community and people enjoy having and seeing boats. Economic wise this will positively impact the town.	6/1/2022 8:23 AM
70	It would attract Great Loop boaters looking for a place to tie up, refuel, and otherwise spend money.	6/1/2022 8:18 AM
71	We've got relatives we visit in The Cape (by boat) and have just completed the Great Loop. We've travelled many cities that do have active transient dockage and it appears that all the cities benefited from the revenue and general tourism. We found this especially true along the Erie Canal. Hoping this comes about! It'd be an asset to both boaters and The Cape!!!	6/1/2022 8:16 AM
72	Economic development , supporting local businesses , transient boater destination	6/1/2022 8:07 AM
73	Brings in new people/\$\$\$\$ to the community	6/1/2022 8:05 AM
74	Lack of docking on river only way you can visit city by boat	6/1/2022 7:57 AM
75	Again, as a traveling boat your town is a perfect location for an overnight stop. Northbound boats will especially appreciate a fuel stop.	6/1/2022 7:56 AM
76	Revitalization	6/1/2022 7:48 AM
77	As long as it's located close (walking distance) to other conveniences and necessities it will be a success.	6/1/2022 7:47 AM
78	Cape Girardeau is a great town, and would be a perfect stop for hundreds of transient boaters traveling the Great Loop, and seasonal journeys between the Great Lakes and the Gulf of Mexico. We would use it 2-3 times per year.	6/1/2022 7:46 AM
79	Good source of revenue and tourism	6/1/2022 7:39 AM
80	It's needed for the region - no other facilities are close by	6/1/2022 7:34 AM
81	Great asset for boaters and for City of Cape Girardeau	6/1/2022 7:33 AM
82	Attracting transient boaters to stop in the city and visit.	6/1/2022 7:16 AM
83	I think that the positive economic impact for downtown businesses would be advantageous - the ability to lure transient boaters as well as becoming a regular stop for the increasing number of riverboats with all the passengers who will spend some dollars in Cape would be enticing.	6/1/2022 7:16 AM
84	Riverwalks have been quite successful in other communities and with the recent trends in boating, dock space is an additional attractor. Additionally, along this portion of the river, fuel stops for gas engines are quite spread out. Certainly, you would be a destination for Loopers looking to fill their gas fuel tanks.	6/1/2022 7:15 AM
85	Important stop along the way south. It would instantly become a must stop for anybody moving there boat north or south. Fuel and dockage is very limited and could be unreliable in the future.	6/1/2022 7:07 AM
86	We are long range cruisers that would use the new facility for fuel and overnight docking. Visiting local business while staying at the dock.	6/1/2022 7:07 AM
87	Present lack of boating facilities and refueling stops along the river. Plus a boost to the local economy by visiting boaters like us.	6/1/2022 6:38 AM
88	Benefit to local businesses within walking distance of dock from boaters and from daytrippers visiting dock area as a destination. See Paducah, KY as an example.	6/1/2022 6:34 AM
89	It will provide added economic growth from boaters traveling up and down the Mississippi that will spend their money on fuel, food (groceries and restaurants if accessible) entertainment and other shopping. It will also provide a place for the community to enjoy the waterfront and it's many positive qualities.	6/1/2022 6:32 AM
90	It will bring more tax revenue than the borrowing cost	6/1/2022 6:20 AM
91	We are AGLCA members and look forward to visiting Cape Girardeau! The development will be great for boaters passing through; most notably a critical fuel stop.	6/1/2022 6:11 AM

Cape Girardeau Community Dock Feasibility Survey

92	There seem to be a lot of personal watercraft going by and we have no infrastructure to have them stop. Alos it would be nice to start to have some facilities for local boaters	6/1/2022 6:11 AM
93	As an AGLCA looper, a community dock at Cape Girardeau would be a welcome site for an overnite, or a couple days, and an opportunity to see the city.	6/1/2022 6:07 AM
94	This is a huge issue for our loop trip, very much need this stop!	6/1/2022 6:03 AM
95	Good stopping location	6/1/2022 5:59 AM
96	Great stopping place for "loopers"	6/1/2022 5:53 AM
97	1. "Desitnation" for local boaters out for the day. 2. Big help to the "looper" community.	6/1/2022 5:45 AM
98	Better more sustainable use	6/1/2022 5:45 AM
99	There are so few facilities and it would contribute to the local economy	6/1/2022 5:40 AM
100	There is no suitable stop in this area for through boaters.	6/1/2022 4:56 AM
101	There are few places for touring/cruising boats along the River, especially to get fuel. A fuel supply in Cape Girardeau can make possible cruising to Paducah possible for boats like mine that don't have the range to go from Hoppes to Paducah.	6/1/2022 4:51 AM
102	It's a chance to pick up some additional tourist dollars and would attract boaters that currently use the new Paducah dock space. Good luck!	5/31/2022 5:37 PM
103	We've used this stretch of Mississippi before and will again. Prefer docking to anchoring out.	5/31/2022 4:45 PM
104	It would be the only facility on the river. The facility would be used by many that travel the Mississippi River.	5/31/2022 3:23 PM

