

PROPOSAL FOR PURCHASE OF CLINTON MARINA

Officers: Valerie Doran, President and Jeremy Garner, Vice President



February 15, 2024

Disclosure: This proposal is to represent plans for the future of Clinton Lake Marina. Plans are subject to change based on future needs/wants of the boating and slip renter community.

QUALIFICATIONS

G&H Marine was founded in 1993 as a dock, boat lift, and seawall company. Over the past 30 years our company has grown to revenues of over \$7 million annually. We operate currently as a 100% debt free company with a staff of 25.



Directors, Valerie Doran, and Jeremy Garner, both own homes on Lake Decatur and are avid boaters. We understand the needs and wants of boaters and common issues that can impact lake life with both residential or marina applications.

G&H Marine has worked with a large number of municipalities of all sizes, and publicly and privately held marinas. Our network of residential and commercial clients expands throughout the Midwest. We have worked on a continuous basis with Illinois Department of Natural Resources and the Army Corp of Engineers, both locally (Weldon District) and state wide.

We were chosen as the provider for dock construction for Clinton Power Station / Constellation Energy. We are a member of the Illinois Lake Management Association (ILMA) and the Association of Marina Industries (AMI). We understand that customer service, good relationships, and quality products lead to a successful long-term operation.



DETAILS BELOW



PIER 36 MARINA

MASTER PLAN
SEPTEMBER 2023

LAKE DECATUR, ILLINOIS



CURRENT MARINA OWNERSHIP, PIER 36 MARINA, DECATUR, ILLINOIS

In 2021, G&H Marine procured exclusive rights to own a marina and any lake related revenue streams at Lake Decatur, located on roughly 2 miles of shoreline known as Basin 2. This area has seen major improvement in recent years with the Devon Lakeshore Amphitheater, located along this same stretch of shoreline. Over the past two years 140 covered slips have been constructed, a convenience store, and new gas operation services as well as a rental boat operation. Our turnover rate has been less than 3% year over year.

As current leased city spaces expire, we continue to add new slip structures and amenities, making access to the water more available for residents of Decatur and surrounding areas. We are committed to offering top quality services and amenities at below market rate.

The current total investment for this project stands at \$2.1 million. We anticipate max capacity for Pier 36 Marina at 250 covered slips in the coming years. The total investment will sit at \$4 million.



Pier 36 New Construction



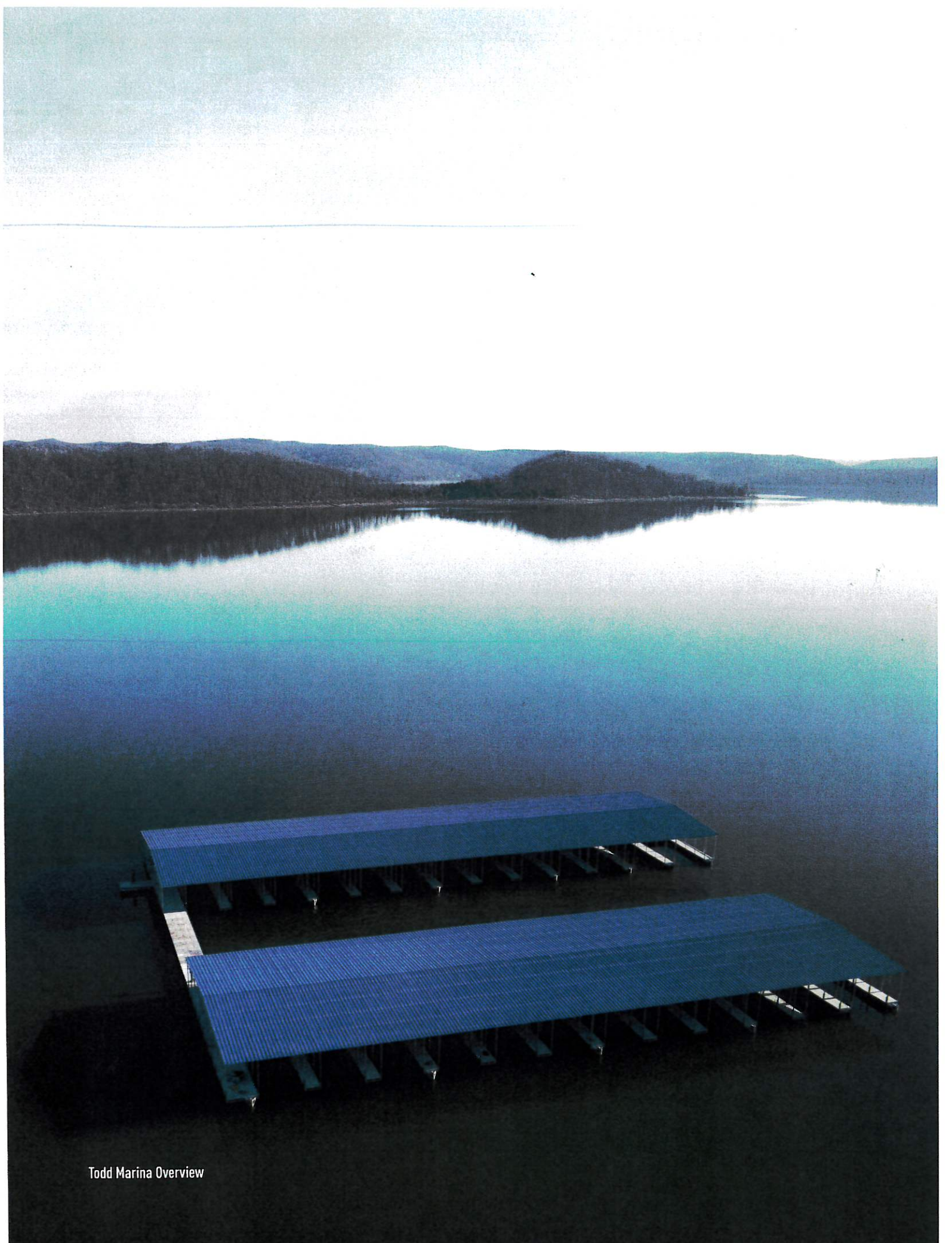
Pier 36 Slip 1-5



Pier 36 New Construction



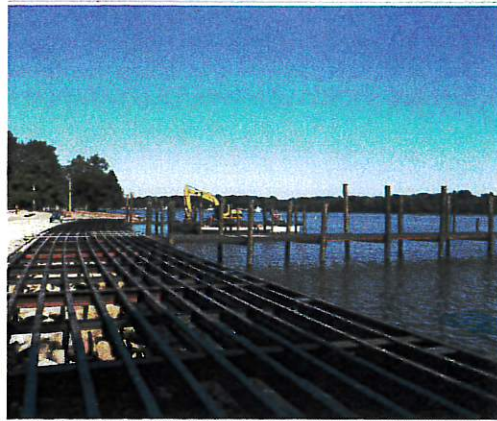
Pier 36 Marina Store



Todd Marina Overview

CAPABILITIES

The Marina People: G&H Marine offers heavy duty and manufacturing construction experience directly related to the marina industry. We specialize in shoreline improvement, drainage stabilization, and dredge services associated with marina ownership. Our company provides marina design and development. We offer a large variety of in stock boat and jet ski lifts for purchase. All of these services and capabilities will allow us to maintenance, build, and expand Clinton Marina in a timely fashion at below market cost.



Beachhouse Restaurant Boardwalk and Rental Docks



City of Charleston, Illinois Promenade and Seawall



Clinton Marina Dock 4 Replacement, 2014



Shoreline Resortation and Walkpath



Shoreline Revetment



Dock Installation



Boat Ramp Replacement



Lake Springfield Elks

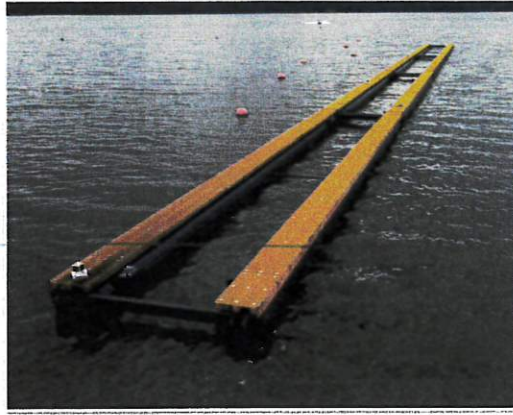


Todd Marina Dock Installation

CAPABILITIES CONTINUED



Tellico Yatch Club Breakwater Loudon, Tennessee



Clinton Marina Breakwater



Clinton, Illinois Marina Breakwater



Monroe Lake, Indiana Tornado Damage



Monroe Lake, Indiana Tornado Damage Salvage



Bridge Piling



Lithia Springs Marina Gas Dock Anchoring



Marina Build-Out Coralville, Iowa



Bridge Piling



Constellation Energy Employee Recreational Dock



Findlay Marina Bridge Replacement



Findlay Marina Bridge Replacement



MAGS

Bloomington, Indiana Marina

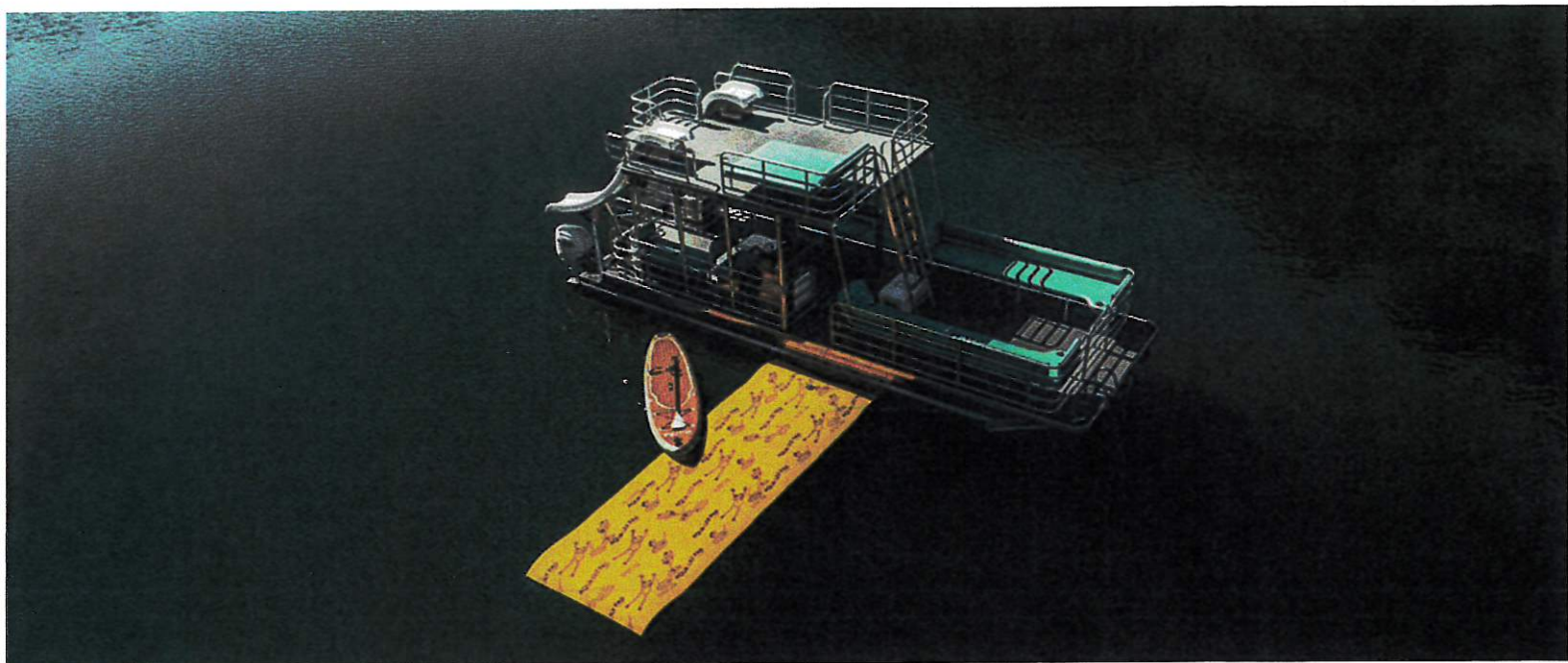
DEVELOPMENT PLANS

Number One:

Rebrand Clinton Marina as a first-class marina, banquet, and recreational destination spot for the surrounding area.

Number Two:

Our development priority is dock replacement. Many of the structures on site are from the original construction of the marina and do not meet standards associated with current market. We anticipate a replacement of docks 1, 2, 3, 5, and 7 with each having longer slips and the majority being covered.



Number Three:

Offer quality recreational services: boat, jet ski, and kayak rental, as well as events on site and waterfront live music.

Number Four:

Adjustment of dock locations. Move larger boats, and slips towards the point. Move more populated daily use slips towards the cove with easy access to the parking areas.

Number Five:

Increase banquet room sizing and renovate interior and exterior of existing building. This will provide excellent venue space for rental with a focus on lake views.

Number Six:

Section off space for a convenience store operated by G&H Marine (Clinton Lake Marina) and a restaurant/bar food service space offered for lease.

DEVELOPMENT PLANS CONTINUED



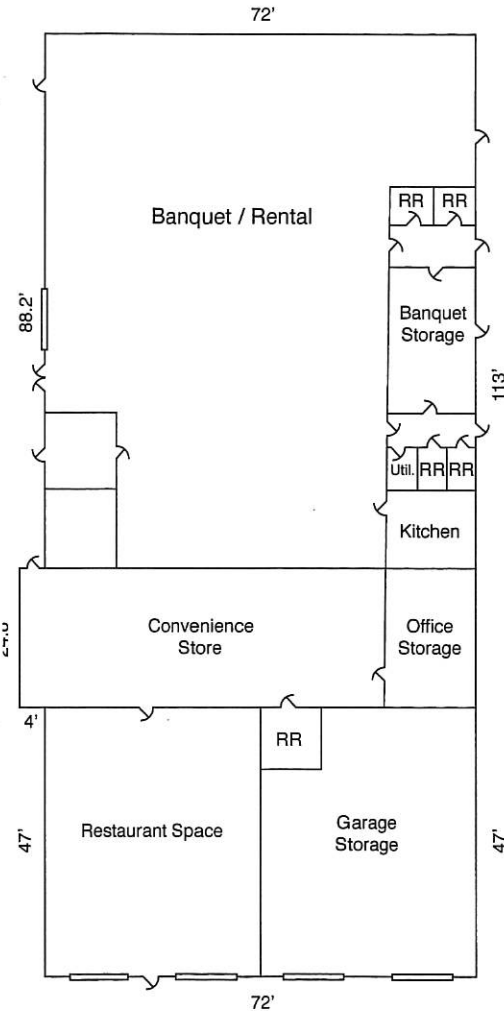
Exterior of Proposed Cabin Rentals



Interior of Proposed Cabin Rentals



Interior of Proposed Cabin Rentals



Number Seven:

Remodel of apartments upstairs to provide for full-time marina manager to stay on site.

Number Eight:

Lease ground on north east side of property for potential service center and boat dealership. We have a large number of contacts that we have worked with for many years that currently own and operate both service centers and boat dealerships.

Number Nine:

Shoreline and courtesy dock improvements as necessary.

Number Ten:

Section off southeast cove for camper, RV and / or cabin rental to provide for short term rental space or pair with banquet events/ retreats.

Number Eleven:

Dredge southeast cove and remove debris to provide for clear boating / fishing access and individual docks for all short-term cabin / RV rentals mentioned above. Camper spaces are plentiful in the Clinton Lake / Weldon area. The advantage having these docks would be to provide transient boat parking and easy lake access for those staying in Clinton Marina camping location.



Interior Rendering of Proposed Boat Service Center



Exterior Rendering of Proposed Boat Service Center



Exterior Rendering of Proposed Boat Service Center



SAILING ASSOCIATION

DRY STORAGE

SERVICE CENTER & REPAIR SHOP

BANQUET HALL
CONVENIENCE STORE
FOOD SERVICE

PARKING LOT 2

GAS DOCK



DREDGE

CABINS & CAMPERS

CLINTON LAKE MARINA

MASTER PLAN
FEBRUARY 2024

CLINTON, ILLINOIS



Commitment to Existing Slip Renters

G&H Marine (Clinton Lake Marina) will keep a commitment to all existing slip renters from the 2023 Season. A town hall style meeting will be held upon purchase to go over wants, needs, and concerns of the existing boating community. All existing membership will be encouraged to attend and meet the new ownership. Rental rates will stay the same for 2024.

Commitment to CLSA Club

G&H Marine (Clinton Lake Marina) will honor the previous commitment made to the Clinton Lake Sailing Association. We also plan to extend this agreement in the future, while requiring minimal area improvements. We see traffic to the marina area as a plus, and offering a space for a minimal rate strengthens the boating community and the next generation of potential recreational boaters as well. We were recently contacted by the commodore of the CLSA about the cost to dredge the cove area they operate in and made that long term commitment clear to them should we end up with the purchase.

Commitment to Public Access Ramps

G&H Marine (Clinton Lake Marina) will allow public access to ramps and parking. A petition to the associated township may be made to turn a portion of the entrance road into a public road.

Community Development and Commitment to Dewitt County and Clinton Lake

We believe in strong communities. We believe in local. We were born and raised in central Illinois and want to make it a great place to live, work, and most importantly enjoy. We are very active in our communities and helping others within them. This vision would extend to Dewitt County. Our goals are not to change things overnight, but to change things in the short and the long term for the better if we are chosen for purchase. We have the knowledge, capabilities, experience, and vision to see this property reach its full potential. We are happy to answer any questions as needed.

Offer Price: One Million and Seven Hundred Thousand Dollars (\$1,700,000)





**State of Illinois
Domestic/Foreign Corporation Annual Report**

Year 2023 Corporation File No 60629714
 FILED June 28, 2023
 Alexi Giannoulis, Secretary of State

1. Corporate Name G & H MARINE, INC.
 Registered Agent VALERIE DORAN
 Registered Office 2194 S IMBODEN CT
 City, IL, Zip Code, County DECATUR, IL 62521-5297 MACON

2. Principal address of Corporation 2194 SOUTH IMBODEN CT
DECATUR, IL 62521

3a. State or Country of Incorporation ILLINOIS 3b. Date Incorporated/Qualified 08-16-1999

4. The names and addresses of ALL officers & directors MUST be listed here!

Officers	
Title Name & Address	PRESIDENT VALERIE DORAN 4087 E PARK LANE DECATUR IL 62521
Title Name & Address	SECRETARY VALERIE DORAN 4087 E PARK LANE DECATUR IL 62521
Title Name & Address	DIRECTOR VALERIE DORAN 4087 E PARK LN DECATUR, IL 62521

5. If 51% or more of the stock is owned by a minority or female, please check the appropriate box
 Minority Female Both

6. Number of shares authorized and issued as of 5-31-2023

Class	Series	Par Value	Number Authorized	Number Issued
COMMON		0.000000	1000	510.000

7. The amount of paid-in-capital as of 5-31-2023 is \$ 1000

8. The corporation elects to pay its annual franchise tax based upon 100% of its total paid-in capital.

9. Under the penalty of perjury and as an authorized officer, I declare that this annual report, pursuant to provisions of the Business Corporation Act, has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

VALERIE DORAN
 Authorized Officer
PRESIDENT June 28, 2023
 Title & Date

Fee Summary
Franchise Tax: \$0.00
Filing Fee: \$75.00
Penalty: \$0.00
Interest: \$0.00
Total Fee: \$75.00

SECRETARY OF STATE ALEXI GIANNOULIAS
STATE OF ILLINOIS
CORPORATE ANNUAL REPORT
(Form CDBCAB - Rev. 01/01/2023)

PLEASE READ THE INSTRUCTIONS BEFORE COMPLETING THIS FORM

9a. Affirm if this entity is a publicly held corporation with outstanding shares listed on a major US stock exchange and has its principal executive office located in Illinois. **If yes, complete Form BCA 8.12.**

9b. Affirm if this entity is required to file Form EEO-1. **If yes, attach Section D of the EEO-1 Form.**

10. **AFFIRM** female or minority status. You must complete annually by selecting appropriate box. **TO QUALIFY, 51% OWNERSHIP IS REQUIRED.**

11. Enter Paid-in Capital as of the date listed. (Paid-in Capital reflects the sum of the stated Capital and Paid-in surplus accounts).

11a. If box 11 and 11a are different, you **MUST** file a **BCA 14.30.**

12. The State of Illinois requires all For Profit Corporations to pay a franchise tax. You must choose the method in which you will calculate your franchise tax from the 3 options listed below. You **MUST fill in your choice in box 12.**

A. All Property of the corporation is in Illinois and ALL business of the corporation is transacted at or from places of business in Illinois. Skip boxes 12a through 12d and Enter **1.000000** in box 12e.

B. The corporation **ELECTS** to pay franchise tax on the basis of 100% of its total paid-in capital. Skip boxes 12a through 12d and Enter **1.000000** in box 12e.

C. The corporation has assets and / or transacts business outside of the State of Illinois, boxes 12a through 12d **MUST** be completed.

"Property" means gross assets, including all real, personal, tangible and intangible property, without qualification. "Business" means gross receipts, from whatever source derived.

FISCAL YEAR END: The figures used in 12a) through 12d) will be given as of the close of the corporation's fiscal year on or immediately preceding the date printed in item 11. Enter date in item 12 Fiscal Year End.

12a) Enter the value of the property owned by the corporation, wherever located: **GROSS ASSETS.**

12b) Enter the value of the property owned by the corporation, located in Illinois: **ILLINOIS GROSS ASSETS.**

12c) Enter the gross amount of business transacted by the corporation everywhere.

12d) Enter the gross amount of business transacted by the corporation at or from places of business in the State of Illinois.

12e) Divide (12b + 12d) by (12a + 12c). This figure **MUST BE 6 decimal places and ENTERED** into box 12e.

12f) Multiply box 11 by box 12e. If the annual report is late, multiply the greater of box 11 or 11a by box 12e.

12g) Multiply box 12f by 0.001. If this figure is less than \$25.00 enter \$25.00. If greater than \$2,000,000.00 enter \$2,000,000.00.

12h) Franchise Tax Repeal amount of \$ - **1,000.00**

12i) Subtract 12h from 12g. If this amount is negative, place zero.

13. If submitting after due, complete worksheet below.

Late annual report

Multiply box 12i by 0.10 _____

Late Franchise Tax

Multiply box 12i by .02 by number of months late (**minimum \$1.00 if tax due**). _____

Enter total in box 13.

TOTAL _____

14) \$75.00 filing fee.

15) Total due: add boxes 12i+13+14 (**MINIMUM \$75.00**).

16) Make check payable to **Secretary of State**. Please detach check stub.

B) File # D 6062-971-4	11) Current Paid-in Capital as of 05/31/2023	11a) Paid-in Capital on Record 1,000
9a) Is the corporation a publicly held corporation, with its principal executive office located in Illinois, as defined in Section 8.12? If YES, complete Form BCA 8.12. <input type="checkbox"/> YES <input type="checkbox"/> NO	12) A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> Use decimals in 12a-d, f & g also in 13 and 15	12) Fiscal Year End Month / Day / Year
9b) Is this corporation required to file Form EEO-1? If YES, Section D of the EEO-1 Form must be attached. <input type="checkbox"/> YES <input type="checkbox"/> NO	12a) Total Gross Assets \$	12g) Franchise Tax (Minimum of \$25.00)
10) <input type="checkbox"/> Female <input type="checkbox"/> Minority <input type="checkbox"/> Both	12b) Gross Assets in Illinois \$	12h) Franchise Tax Repeal \$ - 1,000.00
Annual Report Year 2023	12c) Total Gross Business \$	12i) Franchise Tax Due (if negative amount, then 0)
08/01/2023	12d) Total Business in Illinois \$	13) Penalty / Interest
	12e) Allocation Factor (Must be 6 decimal places)	14) Filing fee \$75.00
	12f) Illinois Capital \$	15) Total Due (Minimum of \$75.00)

Alexi Giannoulis Secretary of State
Department of Business Services
501 S 2nd Street
Springfield IL 62756-5510

SECRETARY OF STATE ALEXI GIANNOULIAS
 STATE OF ILLINOIS
 CORPORATE ANNUAL REPORT

(Form CDBCAF - Rev. 01/01/2023)

***** THIS REPORT CAN BE FILED ON-LINE @ www.ilsos.gov. *****

(USE BLACK INK)

G & H MARINE, INC.
 % VALERIE DORAN
 2194 S IMBODEN CT
 DECATUR IL 62521-5297

01/14/2019
 Macon County

1-4. Verify information is accurate.

5. MUST list names and addresses of all officers and directors as of the date of signing. If you are the sole officer, please indicate. If more space is needed, enclose attachment with corporate file number on the attachment. **If there has been a change in officers, please mark thru the incorrect information and set forth the correct information.**

6. Changes to the authorized shares must be completed on form BCA 10.30 for Illinois Corporations. Foreign Corporations must file certified copies of amendment from state of incorporation. If any changes have been made to the issued shares, BCA form 14.30 must be completed and filed.

7. Verify Registered Agent on file is true and accurate. It will be necessary to file in this office form BCA 5.10 in order to make any changes in the Registered Agent's name and/or address. BCA 5.10 along with your \$25.00 fee **MUST** be submitted **TOGETHER** with the Annual Report in the SAME envelope.

7a. Insert the principal address of Corporation.

7b. THIS DOCUMENT MUST BE SIGNED BY AN AUTHORIZED OFFICER.

If submitting a form BCA 14.30, your previous allocation factor is 1.000000

All forms available at www.ilsos.gov. or call (217) 782-6961 to make requests. For questions regarding this form, please call (217) 782-7808.

DETACH AT PERFORATION AND SUBMIT PAYMENT. DO NOT SUBMIT PHOTOCOPY FOR FILING.

025812

1) Corporate Name G & H MARINE, INC.		2) File Number D 6062-971-4	3) State / Country Illinois	4) Inc / Qual Date 08/16/1999
5) President Name & Address VALERIE DORAN 4087 E PARK LANEDCATUR IL 62521				
Secretary Name & Address VALERIE DORAN 4087 E PARK LANEDCATUR IL 62521				
Officer / Director Name & Address				
6) Share Information	Class	Series	Par Value	Number Authorized
	COMMON		.000000	1,000
				Number Issued as of 05/31/2023 510.000