

BOARD OF PARK COMMISSIONERS
September 19, 2019

CALL TO ORDER

A regular meeting of the Cincinnati Board of Park Commissioners was held on this day at 950 Eden Park Drive. Commissioners present: President Brad Lindner, Vice President Jim Goetz, Commissioner Susan Castellini, Commissioner Kevin Flynn, and Commissioner Linda Lee Thomas. President Lindner called the meeting to order at 9:00 A.M.

Public Comments

There were three public comments:

Randy Johnson
Bill Collins
Tim Mara

Approval of Minutes

Commissioner Castellini motioned for approval of the May 29, 2019 Special Meeting minutes. Commissioner Thomas seconded. Motion passed by vote.

Vice President Goetz motioned for approval of the June 10, 2019 Special Meeting minutes. Commissioner Castellini seconded. Motion passed by vote.

Commissioner Castellini motioned for approval of the August 15, 2019 Meeting minutes. Commissioner Thomas seconded. Motion passed by vote.

VOLUNTEER RECOGNITION

Jennifer Harten presented Vicki Newell, who has been a volunteer librarian at Bettman Natural Resource Center for 12 years. She asked the Board to join staff in recognizing Mrs. Newell for her service to the community as a Park Board volunteer. Mrs. Newell commented on the importance of the archives and invited the Board and audience to visit and submit materials.

Vice President Goetz noted the value of historical archives and thanked Mrs. Newell.

NEW BUSINESS

Statue of Marian Spencer

President Lindner asked to move this item up on the agenda.

Steve Schuckman presented the concept for the statue of Marian Spencer, including project background, artist selection, design, and potential location at Smale Riverfront Park. Tom Tsuchiya, sculptor selected for the project, presented the design concepts and artistic vision behind design decisions.

Commissioners Flynn and Thomas expressed support for honoring Marian Spencer with this statue.

Commissioner Flynn asked where the endowment for creation, installation, and maintenance of the statue would be housed. Director Walcutt mentioned the Marian A. Spencer Statue Committee of the Women's City Club of Greater Cincinnati approached the Park Board directly about this project, and the endowment could manage the funding through the Commissioner Fund, unless otherwise preferred. Vice President Goetz expressed he would find it appropriate to house the funding with the Foundation. Commissioner Flynn agreed with this point. Emily Woerner, City Law Department, mentioned Law can provide guidance on the subject. Mr. Tsuchiya provided insight into the annual maintenance needs.

Responding to an audience question, Vice President Goetz clarified the intent is the endowment funds would be invested and earn interest.

Commissioner Castellini asked if the Women's City Club or the Foundation would be raising funds. A representative from the Women's City Club answered the club will be raising the money.

Commissioner Thomas asked if a process existed for receiving endowments or if it is case by case. Director Walcutt answered it may be case by case depending on the recipient and official policy and procedure could be discussed further. There was additional discussion regarding endowment procedure and the Parks Foundation's role. Craig Sherman clarified it is based on donor intent, but the Park Board will typically direct potential donors to the Foundation first. Discussion followed regarding the need for policy when donor intent is to make the Park Board a beneficiary.

Commissioner Flynn motioned to accept the staff recommendation to approve the design and placement of the Marian Spencer memorial statue. Commissioner Castellini seconded the motion. Motion passed by vote.

OLD BUSINESS

CEF Partnership Update

Director Walcutt summarized the partnership with Camping & Education Foundation, including the strategic planning process, programmatic intent, design process, and continued public engagement. Mr. Walcutt presented the draft MOU and outlined next steps in the partnership. He presented Hugh Haller, Executive Director of CEF, and Michael McInturf of Michael McInturf Architects, to present programmatic and facility design details.

Mr. Haller described the mission, strategic planning process, core concepts, and intent behind the programmatic element of the public-private partnership. He also outlined pilot programs planned for the new facility.

Mr. McInturf presented schematic design concepts for the facility renovations and addition to Trailside Nature Center, as well as the planning process, design decisions, impacts, and details of the Living Building Challenge.

Mr. Walcutt remarked on the importance of this partnership for the community and identified next steps to follow approval of the MOU. Mr. Haller emphasized the opportunities to partner with the University of Cincinnati and enhancement of Burnet Woods through added programming.

President Lindner asked if the Living Building Challenge was inhibiting planning and design. Mr. McInturf answered LBC does challenge renovation to a degree and will cost more, but MMA would have made similar design decisions regardless.

Commissioner Flynn emphasized the fact that the MOU is not legally binding but rather establishes intent for future agreements. Vice President Goetz expressed his support for the MOU as a tool for establishing the partnership.

Commissioner Flynn motioned to approve the Memorandum of Understanding between CEF and the Park Board. Vice President Goetz seconded. The motion passed by vote.

Contract Amendment: Anderson Pavilion Culinary Group

Jenny Mobley presented a report to the Board which recommends the Anderson Pavilion Group manage the operation of Carol Ann's Carousel through an amendment to the existing contract. Ms. Mobley highlighted changes made to the amendment and proforma since last presented to the Park Board.

Park Board revenue gained was discussed. Commissioner Flynn noted the total Cincinnati Park Board Revenue was miscalculated and should be \$12,200 rather than \$8,160 for FY2021. President Lindner expressed the calculation should be applied to FY2022 as well. Vice President Goetz asked if the 10% revenue gained would apply right away. Mrs. Mobley indicated it would be immediate and the proforma considers the terms of the existing contract with the Anderson Pavilion Group. She clarified the Carousel operation would be included in the existing contract after one year.

Vice President Goetz expressed concern regarding projected revenue as well as the actual cost savings for Parks of outsourcing the Carousel operation. He posited the Foundation funding could assist the Park Board in operating the Carousel and earning revenue. Commissioner Castellini asked to consider the proposed scenario in one year's time. Future sponsorships for the Carousel were discussed. Vice President Goetz and President Lindner expressed concern regarding the success of the operation and potential risk to the Park Board if it fails. Commissioner Thomas expressed even though the cost savings is not as attractive as originally presented, the Park Board is not in the Carousel business and should outsource.

There was discussion regarding renewal of the existing AMPLIO (Anderson Pavilion Group) contract for operation of lodges and pavilions, terms of the future RFP, and the future benefit of the Carousel operation's inclusion in the existing Anderson Pavilion operation contract. Vice President Goetz expressed concern regarding the expiring contract for lodges and pavilions and the current lack of commitment from the current contractor. He suggested including lodges, pavilions, Anderson Pavilion, and the Carousel operations in a single RFP.

Vice President Goetz asked if the Parks Foundation had approved the grant application for funding the Carousel operation in the amount of \$200,000. Jennifer Spieser remarked the Foundation had

not yet received the application from the Park Board. Director Walcutt clarified staff was awaiting approval from the Park Board on acceptance of the grant funding before applying. There was further discussion regarding the grant application process in conjunction with approval of the amendment.

Vice President Goetz motioned to approve the staff recommended amendment for operations of the Carousel to the contract with the following conditions: 1.) the Park Board is granted \$200,000 from the Parks Foundation, and 2.) AMPLIO/Anderson Pavilion Group agrees to continue under the current lodges and pavilions contract through September 30, 2020. Commissioner Flynn seconded. The motion passed by vote.

NEW BUSINESS

Krohn Conservatory Gift

Craig Sherman announced the Johnson Trust intends to make a restricted donation to the Park Board for the Krohn Conservatory in the amount of \$500,000. He presented the staff recommendation to accept the gift from the Johnson Trust. Director Walcutt clarified the gift was directed to the Board of Park Commissioners in the Trust. Commissioner Flynn asked where the funds would be held until spent. Director Walcutt said it would be in the Commissioners Fund earmarked for Krohn. There was further discussion regarding investing the funds and ensuring the principle and interest is used for Krohn.

Commissioner Thomas motioned to accept the gift from the Johnson Trust. Commissioner Flynn seconded. The motion passed by vote.

Ault Park Gift

Craig Sherman announced the gift of \$1 Million to the Parks Foundation restricted to benefit the gardens at Ault Park with special focus on the rose garden. He noted Parks staff worked with the Foundation and donor family to identify, develop, and implement a sustainable improvement plan, method of care, and maintenance.

The Board expressed gratitude toward the anonymous donor.

No board action was required.

DIRECTOR'S REPORTS/COMMENTS

Director Walcutt noted the significant funds gifted to the Park Board during this meeting. He highlighted recent community engagement events, volunteer efforts for National Day of Service, and the rededication of Gale Gardens at Krohn.

Mr. Walcutt updated the Board on the status of Smale Riverfront Park with regard to the Music Venue project, the Banks term sheet, and MOU.

Steve Schuckman presented conceptual design plans for the music venue and Lot 23. Commissioner Castellini asked what was currently being built on the site. Mr. Schuckman clarified

support piles for the podiums on which the music venue will sit are being constructed, and the same will happen soon for Lot 23.

Commissioner Castellini asked if state grant funding is currently being spent. Mr. Schuckman believes it is. Commissioner Flynn asked if TIF payments and developer fees go to the City or Parks and if there is restriction on the use of that revenue. Mr. Schuckman clarified it is City revenue and his understanding is it is spent where generated. Commissioner Flynn posited developer fees could be a potential source for funding the base park.

The expense of the park on Lot 23 was discussed. Commissioner Flynn asked if the contribution from MEMI is intended for the base park or venue enhancements within the park. Mr. Schuckman clarified it is intended for the base park. Potential funding sources were discussed further as well as the City's contribution.

Mr. Schuckman continued with the presentation of design plans for the base park at Lot 23 and ideas for use of Lot 28. Commissioner Goetz asked if the design would accommodate a proposed occupancy of 8,000. Mr. Schuckman answered it would. Commissioner Flynn asked if the elevator in the design is part of the base level park costs. Mr. Schuckman clarified the structure is part of the public party costs, but the cladding would be included in base park costs. Commissioner Flynn asked if the stage would be temporary or permanent. Mr. Schuckman anticipated it may be a temporary stage that stays in place longer or become permanent and MEMI is paying for the stage.

There was discussion about what elements would not be included in the base plan. Mr. Schuckman restated the elevator is included in the public party costs and explained which other infrastructure elements are included in the party costs. He clarified the stairway would be granite. Mr. Lindner asked what size trees could grow within the infrastructure bathtubs. Mr. Schuckman explained trees in similar growing conditions have reached about 25 feet within five years and staff are doing due diligence to ensure survivability.

Mr. Schuckman explained an RFP will be going out to solicit ideas for use of Lot 28 and presented examples. Commissioner Castellini asked what the immediate infrastructure plans for Lot 28 are. Mr. Schuckman answered it has not yet been determined. President Lindner asked about the timeline for the RFP responses. Mr. Schuckman summarized the process and anticipated through this fall. Commissioner Castellini asked if the Bengals have expressed interest in tailgating on the site. He mentioned the plans have been presented to the Bengals who have not opposed. Commissioner Flynn asked about alcohol permits on Park Board property. Vice President Goetz clarified MEMI has asked they hold the liquor license.

COMMISSIONER'S COMMENTS

Commissioner Flynn announced the Silent Disco event at Mt. Airy Forest.

Vice President Goetz asked for a status update on the Brandstetter Carroll facilities review contract, which Director Walcutt provided.

Vice President Goetz asked the Urban Wilderness Center presentation boards be displayed at Trailside Nature Center during Great Outdoor Weekend for additional community engagement opportunities.

EXECUTIVE SESSION

President Lindner motioned to move into Executive Session pursuant to Ohio Revised Code Section 121.22(G) to consider the employment, appointment, compensation, and discipline of public employees. The Board entered into Executive Session at 12:05 P.M.

ADJOURNMENT

President Lindner announced the return to an open meeting. Vice President Goetz motioned to adjourn. Commissioner Flynn seconded. Motion passed by vote.

Meeting adjourned at 1:25 P.M.

ATTEST:



PRESIDENT



ACTING DIRECTOR