

BOARD OF PARK COMMISSIONERS
September 16, 2021

CALL TO ORDER

A meeting of the Cincinnati Board of Park Commissioners was held on this day at T.M. Berry International Friendship Park Pavilion. Commissioners present: President Jim Goetz, Vice President Linda Lee Thomas, Commissioner Brad Lindner, Commissioner Molly North and Commissioner Susan Castellini. President Goetz called the meeting to order at 9:07 A.M.

President Goetz announced all votes would be by voice vote.

Acknowledgement of Public Comments

President Goetz explained the two in-person speakers will be asked to speak at the time of the agenda item their comments pertain to. He acknowledged receipt of public comments submitted via email in advance of the meeting related to noise issues at the Inwood Park Playground, suggestions for the boat dock design, and related to the dog park at Burnet Woods. There were no speakers registered to give comments via video conference.

Approval of August 19, 2021 Meeting Minutes

Commissioner North motioned to approve the August 19, 2021 meeting minutes. Commissioner Castellini seconded. The motion passed unanimously.

ACTION ITEMS

Boat Dock – Award Recommendation

President Goetz introduced the item and provided a history of the boat dock/public marina project to date. He described the several iterations of the project and provided a timeline of funding opportunities and Park Board actions taken in recent years. He explained the Park Board unanimously approved a proposal presented in 2020 for the long-term management of a boat dock, and the City's suggestion for an RFP process. He provided background for the RFP process, indicating the proposals were available in June 2021. He said an award recommendation was available, but the Park Board has not been permitted to view the proposals as they requested.

Brendan Sullivan of Queen City Riverboats (QCR) provided public comment regarding the boat dock RFP. He expressed willingness to explain their qualifications in the areas QCR underscored in. President Goetz expressed QCR is not permitted to present to the Park Board, per guidance from the City.

President Goetz introduced the three members of the project selection committee appointed by the City Manager, to present their recommendation for selection; Chief Procurement Officer Bobbi Hageman, Assistant to the City Manager Kelly Carr, and Parks Deputy Director Jenny Mobley.

Jenny Mobley presented the award recommendation for the design services, construction management, and operation of the Cincinnati Riverfront Boat Dock RFP. She explained the

objective was to select the most advantageous proposal to the City for the boat dock. Ms. Mobley provided an overview of the presentation which would include process, scoring criteria, how proposals rated within criteria, and award recommendation. She announced the two respondents: Queen City Riverboats (QCR) and H. Hafner & Sons (Hafner).

Kelly Carr described the background of the RFP and recapped criteria on which the proposals were evaluated. She explained the subcontracting goal requirement of 2% for minority owned businesses and 4% for women owned businesses. Ms. Carr explained the two respondents were asked to present their best and final offers, evaluated by the evaluation committee after neither met the mandatory inclusion goals, but were otherwise qualified.

Ms. Carr explained the evaluation committee scored the respondents in line with the RFP criteria. She presented how each respondent scored in the evaluation of qualifications and responsiveness to need, noting QCR scored higher in experience at 31.76; however Hafner scored competitively at 23.33. She described the features of each design proposal, noting QCR scored higher at 16.7, and Hafner scored 12.6. She explained both proposals demonstrated responsiveness to need and included space for City emergency vessels, bar and restaurant, boater storage, restrooms and showers, and options for expansion.

Ms. Mobley presented scoring criteria of maintenance and operations, design and construction, and financial proposals. She explained both respondents rated excellent and have nautical experience and offer a restaurant/bar operation. She described the operation proposals for each respondent. She explained QCR scored higher at 10 for more defined nautical services, and Hafner scored 9.33. She described the design concepts of each proposal, headboats, linear feet, and locations. She explained each respondent requested \$1.7 million for their headboat and docking systems. QCR offered a 5% revenue share for both transient service and for the concession/bar-restaurant service for a projected total of \$32,400 in revenue to the City per year. She explained Hafner offered a 75% revenue share for overnight and long-term moorage, and 8% for bar-restaurant service, for a projected total of \$143,000 per year.

Bobbi Hageman presented the respondents' abilities to meet the established economic inclusion goals determined by the Department of Economic Inclusion (DEI) She expressed Hafner's best and final exceeded the established goals with a 3.49% minority business goal and an 8.46% women owned business goal. She explained QCR scored zero because their best and final offer did not have certified firms on their submission, which is a requirement.

Ms. Mobley announced the evaluation committee recommends award to Hafner because they offer equal expertise with a higher financial benefit and meet the inclusion goals, which is most advantageous to the City.

President Goetz thanked the evaluation committee for their work and time. He noted the Park Board has a fiduciary responsibility to make decisions and evaluate the appropriate spending of Park funds and for ongoing maintenance of City parks. The method for scoring was discussed. Ms. Mobley explained the committee had the original proposals, presentations, and the final and best offers to review and score independently, from which an average score was established.

President Goetz asked if there was a difference of opinion amongst the committee on any of the categories, and Ms. Mobley answered yes. Mr. Goetz expressed Hafner is advertised as landscape professionals and do not appear to specialize in marina services. He asked what the basis for scoring was related to qualifications to operate and manage a boat dock. Ms. Mobley expressed both nautical services and other expertise and experience were evaluated. She explained although QCR had more nautical experience, Hafner demonstrated restaurant and nautical services, and she described the experience. Ms. Carr summarized reasons the Hafner proposal for design and construction was advantageous. President Goetz asked if Hafner had direct experience constructing or managing a boat dock. Ms. Carr expressed they did not show prior builds, but showed ample experience of capabilities of renovating a head boat and build out of a dock, as well as management of a marina.

The financial qualifications and considerations were discussed. Ms. Mobley noted revenue shares and ability to pay back the \$1.7 million over a 20 year term as considerations. Restaurant experience of Hafner was discussed. President Goetz asked for the evaluation committee's presentation to be provided to the Park Board in writing and Ms. Mobley answered she would work with the evaluation committee to consider this request.

Commissioner Castellini noted current difficulties of navigating the procurement process as opposed to prior years, and impacts on significant public-private partnerships.

Vice President Thomas expressed appreciation for an explanation of the procurement process and disappointment in the length of the RFP process for this project. She asked for clarification on categories and scoring, especially as it pertains to maintenance of the boat dock. Ms. Mobley explained how the categories, ranking system, and point values were determined as part of the RFP process.

The economic inclusion requirements and respondents' ability to meet the goals were discussed. Bobbi Hageman expressed the companies included in QCR's proposal were not certified City vendors. Ms. Hageman confirmed QCR was made aware of this requirement through the RFP and prior to submitting their best and final. President Goetz expressed QCR would like to refute this point, but advised their present representative from speaking to protect their position in the RFP process. Mr. Goetz expressed this point will be discussed for further understanding because of the impact on the proposal scores.

Commissioner North expressed concern regarding the gap between expertise and experience, as well as for the expectation for the Park Board to approve the recommendation without seeing a concept plan or proposal. She iterated the importance of achieving DEI requirements and having an accurate understanding of financial proposals, and expressed it would be difficult to approve the recommendation with the information available.

Commissioner Lindner expressed discomfort with approving the recommendation without seeing concepts. He asked if scoring criteria changes significantly from project to project. Ms. Hageman the criteria are recommended by department guiding the solicitation and their priorities, which can vary but not significantly. Mr. Lindner expressed the importance of getting the end result right and felt the Board did not have a clear picture of that.

Commissioner North asked the Board what each would need in order to make a decision. President Goetz noted the importance of transparency and posited, perhaps the proposals should be discussed in a public meeting as opposed to solely amongst a three-person committee. He commented on the fiduciary responsibility of the independent Park Board to represent what is best for parks publicly.

Commissioner North reiterated the insufficiency in the amount of information presently available for the Park Board to approve the award recommendation.

President Goetz expressed he did not believe the Commissioners were in a position to vote on the recommendation, given the amount of information. He recommended tabling the item and work with City Administration in the coming weeks to determine what can be done to enable the Park Board to make a decision on the recommendation. Commissioner Lindner reiterated the Board's support for a boat dock.

President Goetz asked if there was objection to tabling the item with the understanding that the Board would work with City Administration to find an acceptable approach moving forward to obtain information needed to vote on the project. Vice President Thomas noted this process extends beyond this project and the need for clarity regarding the Board's role in the procurement and award recommendation processes. Commissioner North expressed the Park Board has the obligation and right to evaluate the proposed bidders ability to execute the vision of the Park Board, which is different from overseeing and evaluating a procurement process.

President Goetz tabled the item for a future Board meeting. He thanked those interested in the project and described ways in which the public could provide additional feedback.

Hollister Recreation Area - Proposal

President Goetz introduced Dan Shimberg to provide public comment pertaining to this agenda item. Mr. Shimberg expressed he was representative of the partnership with Uptown Rental properties who submitted an RFP for a purchase of the Hollister property. He commented on the continued opportunity for this property sale to improve Inwood Park.

President Goetz expressed appreciation to Mr. Shimberg and expressed the RFP proposal had been shared with the Park Board initially, but they were later informed by the City that they were not permitted to see the proposal, which was pulled from the Board Packet. Mr. Goetz expressed concern about taking action on the proposal until there is clarity on the award recommendation process and the amount of information provided to the Board.

Commissioner North expressed she had zero concern regarding Uptown's experience and ability to perform this project. Vice President Thomas echoed these comments and asked if existing basketball courts will still be available at Inwood. Director Kish answered Parks will continue to engage with CRC to finalize plans for basketball courts.

President Goetz reiterated concern on taking action on the award recommendation because the Park Board had not technically been provided the proposal to make an informed decision.

Director Kish highlighted some of the award recommendation details for the project. She explained how the proposal responded to guidelines set by the Park Board when the concept was approved, including offering appraised value of the land, value of the trees, and contribution to overall maintenance. She explained the respondent has met these basic criteria. President Goetz asked if Director Kish would have been able to comment on this information had she not seen the RFP proposal, to which she answered, she did not believe so, but it was more helpful having seen the proposal.

Commissioner Castellini commented on the need to define the RFP process. President Goetz expressed he and Commissioner Lindner have met with the City Manager on two occasions to ask for clarification on the new process for Park projects and cited Municipal Code 321 which references Boards and Commissions in the procurement process. He expressed confusion with the process. He commented this project was originally determined as a direct award and then was changed to an RFP. He reiterated need to clarify the process and understand why changes occur mid-course.

Director Kish expressed the land has been appraised and the respondent has agreed to pay the appraised value, however, she has not received this figure.

Commissioner North expressed the need to better clarify their role in the Charter and in line with procurement, and requested the City Manager attend the next Board meeting to discuss the procurement process.

President Goetz proposed tabling this item until the October 21st agenda so the Park Board can have a discussion with Purchasing in the meantime. Commissioner North objected to the proposition and proposed to proceed. Vice President Thomas expressed urgency in moving forward, but also concern with taking action and having to back track.

President Goetz motioned to table the item for one month. Vice President Thomas seconded. Commissioners Goetz, Thomas, Lindner, and Castellini voted in favor. Commissioner North voted in opposition. The motion passed by vote.

President Goetz thanked Mr. Shimberg for attending and expressed gratitude for work on the project.

Contracts and Agreements

Mary Unterreiner presented the Contracts and Agreements report for the Board's consideration. She introduced Cindy France to describe the included agreements. Ms. France described the Otto Armleder Memorial Park Lease and Operating Agreement with Great Parks of Hamilton County to manage a portion of the park, which will expire at the end of 2025. President Goetz suggested the annual operating report in the agreement be reported if it is not already.

Commissioner Lindner motioned to approve the staff recommendation to approve the execution of the agreement. Commissioner Castellini seconded. The motion passed by unanimous vote.

Ms. France presented an MOU with MSD for a sewer replacement project which will cross Park Board property and will alleviate sewer issues for residents. The location and background of the site were discussed.

Commissioner Lindner motioned to approve entering into the MOU with MSD to allow them to perform the described necessary construction activities and to maintain the sewer in the future. Commissioner Castellini seconded. The motion passed by unanimous vote.

Grant Application/Acceptance - Parks Foundation Grant

Craig Sherman presented the staff request to apply for and accept a \$50,000 grant from the Cincinnati Parks Foundation. He explained funding is being donated by Lee and Shannon Carter for the creation of a grove and bird sanctuary in Ault Park. He explained the donation meets the criteria for naming rights as well.

Commissioner Castellini expressed this was a great example of a public-private partnership. She also commented City and County Parks are separate entities and City parks do not benefit much from the County levee.

President Goetz commented on the Carter's dedication to parks and expressed gratitude for their donation and full support for naming the grove in honor of the Carters.

Commissioner Castellini motioned to approve the application and acceptance of grant funds made to the Cincinnati Parks Foundation in the amount of \$50,000 to complete Phase 1 of the feature and approve the naming of the grove and bird sanctuary as Carter's Grove and Bird Sanctuary, in honor of the generous commitment by the Carters.

OPEN COMMISSIONER DISCUSSION

The police report being available on a quarterly basis was discussed.

Commissioner Castellini commented on continued issues at Twin Lakes in Eden Park including litter, parking on greenspaces, and lack of police response. President Goetz expressed appreciation for the work to install speed bumps, which have improved speeding and noise, but there are still issues related to parking on greenspace. He noted issues in other parks with vehicles parking on greenspaces and asked for staff to help address. Director Kish explained staff have already begun discussions for environmental changes to help mitigate this issue. Mr. Goetz requested a report at the next meeting on these issues and staff's plans for addressing.

Commissioner North asked about the Capital Project "Sunsetting" report and its impact. Mr. Sherman explained it is an annual report submitted to Budget & Evaluation and is an explanation as to why Parks needs to hold onto the unspent dollars. He explained Parks should not lose any dollars on the report.

President Goetz asked for an update on Lot 28. Director Kish explained staff have not been involved but the City and County are in negotiation regarding ownership, development, and maintenance. She noted previous discussions regarding providing storage space to Parks. She explained updates would need to come from the City, and Parks is only consulted when needed.

A status was provided on the Lot 23 agreement, which had not yet been executed.

The Reading Road Operations building sale was discussed. Ms. Kish explained the financial value for the sale of the land will not meet the financial needs for relocation. She commented she has met with the City Manager to request the wholesale value of the Parks property, the additional City parcel, and the delta for fully financing the renovation. She explained the cost of relocation should be available by the end of the month. The project timeline and temporary staging of staff was discussed.

STAFF COMMENTS

Rocky Merz provided staff comments. He announced National Public Lands Day, the nation's largest single day volunteer effort, on September 25th. He announced 16 events were planned at 12 different parks including Hoffner, Jergens, Mt. Airy, LaBoiteaux Woods, Mt. Echo, Mt. Storm, Eden Park, Hauck Gardens, Burnet Woods, Ault Park, Bettman Nature Preserve, and California Woods. He explained to register for one of these, or any of our volunteer opportunities visit our website.

Mr. Merz announced upcoming special events including Great Outdoor Weekdn, Storytime with a naturalist in the Parks in conjunction with the Hamilton County Public Library, Cincinnati's first International Children's Day festival in conjunction with Cincinnati USA Sister City Association in Burnet Woods, and California Woods Creek Crawl. He also announced on October 9th as part of the annual Ezzfest in the West End a groundbreaking for the new Ezzard Charles statue project led by our friends at the Parks Foundation and other partners in Laurel Park.

Mr. Merz announced the ReLeaf program is off to a great start with priority registrations. He said 1,750 trees are available thanks to the MadTree Brewing, the Parks Foundation, and Macy's. He announced general registration opened September 4th and there was high demand.

Commissioner North commented on the status of the website and asked about updates. Mr. Merz explained current work to overhaul the website and migrate it to the City's website.

Director Kish announced Division Manager of Planning & Design, Steven Schuckman has submitted his intent to retire. Mr. Schuckman's many achievements and successes during his 42 years with the City were recognized. Ms. Kish expressed how instrumental Mr. Schuckman was in every major park project over the last three decades, including the renowned riverfront parks, Kyle Plush Pavilion, Westwood Town Hall, Washington & Ziegler Parks, 1992 and 2007 Master Plans. She noted the many design awards his projects have received and successes of his career. She commented staff looks forward to continuing the vision of the department built on the vision he helped to achieve.

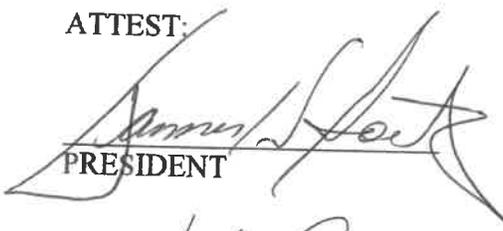
President Goetz expressed gratitude for Mr. Schuckman's great contribution and impact he has made on Cincinnati Parks. He wished Mr. Schuckman well in his retirement and asked that his recognition be shared with all Parks staff.

ADJOURNMENT

President Goetz announced the next meeting date of October 21, 2021. He explained the location is yet to be determined.

President Goetz adjourned the meeting at 11:13 A.M.

ATTEST:


PRESIDENT


DIRECTOR

[External Email] Question & Public Comment 9/16 Re: Parks Foundation 🗣️ August eNews: It's HOT but these updates are really COOL!

Cynthia Duval [REDACTED]

Fri 8/27/2021 12:13 PM

To: Parks, Cincy <Cincy.Parks@cincinnati-oh.gov>

External Email Communication

Good Afternoon -

The Cincinnati Parks Foundation Newsletter mentions the 'heat island effect' of built structures. I also recall Commissioner Castellini questioning how hot the surfaces at the Innwood Park playground would get on a sunny day as a built surface.

Is there anything to be concerned about from the planned turf/manmade surface buildout of the new dog park in Burnet Woods? Will the fake grass create a heat island effect that may raise temperatures around the historic trees or put dogs at risk? Is the compromise of 15-year turf durability over a natural surface good for the environment? Is there an already developed area that could be greened-up and trees added for a dog park that reduces temperature in a space? Could 'off-leash' hours through park trails be considered as an innovative alternative to a dog park designated rectangle?

What's the focus on here? It seems like mixed messages are being delivered about environmental responsibility (Cincinnati Parks Foundation) versus cosmetic upgrades that remove greenspace (Cincinnati Parks).

Cynthia Duval

Get [Outlook for Android](#)

From: Cincinnati Parks Foundation [REDACTED]
Sent: Friday, August 27, 2021 10:25:27 AM
To: [REDACTED]
Subject: 🗣️ August eNews: It's HOT but these updates are really COOL!



[Cincinnati parks Foundation logo](#)

Friends of Parks eNews



[Collage of Parks Images](#)

Hello Cynthia,

Included in this newsletter is the work of a collective group of amazing individuals who are committed to Cincinnati Parks. They too share a simple concept that has become our team's mantra: *These Parks belong to the community...and with great pride and fierce honor, we work on behalf of both.*

We cannot express our sincere gratitude to Tom Jones enough (but seriously, THANK YOU, TOM)! You were inspired by something from the 2007 Cincinnati Parks Master Plan that took an unused space and transformed it into another beautiful asset within Eden Park.

Thank you to Kay Geiger, Jessica Yankie, and Melanie Arnold at PNC Bank for investing into Cincinnati Parks AGAIN with the ever-cool, fully accessible PNC Grow Up Great Playground at Inwood Park. This new playground looks like a magical wonderland that is sure to excite the imagination of children for years and years to come.

We cut the ribbon on Phase I of the Smale Expansion at the John G. & Phyllis W. Smale Riverfront Park! This project is a collaboration with the City of Cincinnati, Hamilton County, MEMI, ODNR, OKI, ODOT, and Cincinnati Parks. These partners were added to the hundreds of individual donors who also invested into this public space that is now dubbed, "the most diverse place in Ohio," by Jason Williams at the Cincinnati Enquirer.

From projects to programs, our Board has pulled resources and made a profound investment into your Cincinnati Park system.

From May to October, you're offered FREE programming at Inwood, Burnet Woods, Mt. Echo, Rapid Run, and Oldenview Parks. We believe in the importance of inclusion and accessibility of assets AND programs, which is why it's been so special to partner with Dr. Jen Angeli at Cincinnati Children's Hospital to offer the **be.Well Program**. From martial arts to riding bikes, children with disabilities are getting active in Cincinnati Parks.

Our collaboration with Luke5Adventures has been a game-changer for individuals that have never been able to go on a hike in the woods. Through an investment by former Park Commissioner, Kevin Flynn, each month you can take your loved one to Mt. Airy Forest to ride on a "Rosie" in our **Everybody at Mt. Airy Program**.

These Parks belong to the community...and with great pride and fierce honor, our team of 7 and our Board of 41 members work tirelessly on behalf of both.

Thank you,

Jennifer Hafner Spieser
Executive Director

Donate Now

Tom Jones Commons Officially Opens



[Tom Jones Commons](#)

Tom Jones Commons, a 3.5-acre area located south of Mirror Lake and along Martin Drive, is a new addition to Eden Park. It includes many features, like wetlands, new trees, a walking loop, a nature playscape, and connectivity to other parts of the park. Our very sincere and special thanks go to the benefactor who made this amazing new space possible, Tom Jones.

Learn More

PNC Grow Up Great Playground Dedicated



[Inwood Park Opens](#)

The brand new PNC Grow Up Great Playground in Inwood Park is officially open!

This playground was designed with the help of Inclusion & Accessibility experts from Cincinnati Children's Hospital and local children from the Mt. Auburn community. Thank you to PNC Bank for this wonderful gift to Cincinnati!

Learn More

Smale Expansion Phase 1 Now Open



[Smale Expansion](#)

On June 14, 2021, officials cut the ribbon for the completion of Phase 1 of the Smale Expansion and The Banks Phase IIIB near the Andrew J. Brady ICON Music Center.

[Learn More](#)

Enter the #CincyBARKS Contest



[Cincybarks winner](#)

Do you have the cutest dog in the world? SHOW US!

Enter our #CincyBARKS contest now through October 30. Each year we crown an (unofficial) doggie mascot for Cincinnati Parks! PLUS you could win a custom poster of your dog.

1. Follow @Cincyparksfoundation on Instagram or Facebook
2. Take a photo of your dog in an official Cincinnati Park
3. Post your photo with the hashtags*: #CINCYBARKS #LOVECINCYPARKS *Set posts at Public View.

Dogs must be leashed where required.

Tip: try to get a photo where your dog's face is visible AND include iconic #CincyParks imagery in the background!

[Learn More](#)

Get your FREE Tree in Fall ReLeaf



[Planting a tree](#)

Thanks to the support of MadTree Brewing, Macy's, and the Cincinnati Parks Foundation, Cincinnati property owners can get a new tree to plant in their yard, for free. Applications opened August 21st to low canopy neighborhoods and will open to all city property owners on September 4. Register for your free today!

[Learn More](#)

Get Your Tickets for Hats Off Before Sept. 10



[Hats Off Luncheon](#)

Join The Women's Committee of Cincinnati Parks for a revival of the 1920's when art, architecture, and Jazz roared into fashion. Get ready to don your best deco at this afternoon picnic supporting YOUR Cincinnati Parks at the 15th Annual Hats Off Luncheon on October 1st.

You will receive a collapsible, insulated picnic basket which includes two lunches from Eat Well Celebrations, picnic essentials, and a special gift from our featured milliner Abby Langdon.

NEW THIS YEAR: Catch live entertainment at select Cincinnati Parks!

[Learn More](#)

Beat the Heat in Cincinnati Parks



[Sawyer Point Sprayground](#)

News alert: it's hot, with temps topping over 90 degrees Fahrenheit. Ok, you probably already knew that, but did you know that parks help make the city cooler (literally)? During heat waves, built infrastructure like roads, parking lots, and dark shingles help trap heat in urban areas, known as the heat island effect. Living near or playing in Cincinnati Parks can help you beat the heat this summer.

[Learn More](#)

Thank You to DCDC For an Amazing Show



[DCDC](#)

On August 18th, the Cincinnati Parks Foundation brought the Dayton Contemporary Dance Company (DCDC) to the stage at the P&G Pavilion in Sawyer Point for a free, live, outdoor performance! Over the course of the evening, the dynamic movements of DCDC dancers and the music of Elementz hip hop company thrilled the audience.

THANK YOU to DCDC for the amazing show and we look forward to bringing them to Cincinnati Parks again in the future.

[Learn More](#)

Keep an eye out for MadTree Clean Up Days



Litter

We will be joining our great community partner MadTree Brewing for a series of Hikes and Litter Clean Ups in September to help kick off their Get Outside Campaign! Keep an eye on our social media pages to get all the details!

Donate Now

Cincinnati Parks Foundation, the official philanthropic partner of Cincinnati Parks, is committed to building broad-based private/public partnerships supporting the conservation and enhancement of our city's parks and greenspaces.

Follow us on:

[FACEBOOK](#) [INSTAGRAM](#)

Cincinnati Parks Foundation | 421 Oak St, Cincinnati, OH 45219

[Unsubscribe](#) cynthia_lough@hotmail.com

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by jennifer@cincinnati-parks-foundation.org

Fw: [External Email] Boat Dock

Unterreiner, Mary <Mary.Unterreiner@cincinnati-oh.gov>

Mon 3/15/2021 4:55 PM

To: Parks, Cincy <Cincy.Parks@cincinnati-oh.gov>

📎 1 attachments (53 KB)

Marina.jpg;

Mary Unterreiner | *Executive Assistant*

Cincinnati Park Board | 950 Eden Park Drive | Cincinnati, OH | 513.352.4079

www.cincinnati-parks.com



[Better Lives](#)

[Better Communities](#)

[Come Join Us!](#)

[#CincyParks](#)

From: [REDACTED]

Sent: Thursday, January 28, 2021 1:40 AM

To: Unterreiner, Mary <Mary.Unterreiner@cincinnati-oh.gov>

Subject: [External Email] Boat Dock

External Email Communication

Dear Mary,,

This is the requested follow up to our conversation last month. I apologize for the delay. There have been email issues with the addresses I've been given.

So many things that the City or it's associates plan seem to be about revenue, the planners' own perceived interest and success estimates, or to seemingly pacify private entities who get extreme and inappropriate benefit on the tax payers' dime. We generally get the same old 'bars, restaurants, and shops', and venues that can be costly to patronize. As such, many families, senior citizens, people on a tight budget, and those who aren't partiers or sports fans are left out. I submit that any further plans for entertainment or public interest should consider what's in the best interest of the citizens as a whole, rather than a select group or private entity.

As I listened to your December zoom discussion about the dock location, apparently choosing the location based on cost. Is that a sound reason that will lead to overall success and benefit? I read about the \$1 lease to Queen City Riverboats, as well as Alan Bernstein's concerns. I agree with him. If you give this to QCR, it will no longer be the 'public landing' but QCR's landing. What's the benefit to the citizens? And giving it to QCR for \$1 horribly fails the citizens especially if we have to build it. Let QCR build it!

As a boater myself, if I'm on an excursion on the river and want a place to dock for a day or two to get off my boat to stretch and maybe sight see, yes, I'd want a bath house, restroom, and laundry. I'd also need a fuel/water/dump station, a ships' store with groceries, supplies, clothing etc, places to eat, and a way to get into the city to sight see. A nearby variety of bikes (some suitable for families), scooters, or other fun transportation modes would be ideal to explore the riverfront. An 'antique trolley' or other fun, attraction-like mode of transportation to get into the city to sight see or whatnot would be beneficial. My past research showed anything remotely close to this is far and few between on the Ohio

River. Should you do something like this, I believe it could set the foundation to make Cincinnati a boaters' stop-over destination, and if done right, open the door to further expansion to create a very unique inland waterway experience along our shores.

If you put the dock by Smale, you could create a huge marina and outdoor entertainment venue that connects to the Ferris Wheel, carousel, and The Banks. A double deck marina (example attached) could have a lower level for the boaters' needs and boat docking, and a huge upper level with a lounge area for anyone to enjoy the river view, and a variety of family friendly dining, ice cream, snacks, and beverage stands (all independent, mom/pop vendors only please!). A wide boardwalk from the marina to the park could host a lot of entertainment. The following is where I got that idea and the reason for it, thought I'd suggest being open all day on weekends and holidays at least, weather permitting. Please review the whole site. <https://www.sunsetsatpier60.com/p/about/history>. They also have Free Friday Family movies and concerts. With something like this, ALL citizens from the Tri-State can enjoy a beautiful, entertaining day or evening on the riverfront whether or not they have money to spend! As with Pier 60, this would *not* be built as a money maker for the city or any one entity, but a unique inland waterway entertainment destination for citizens and river travelers, which in turn creates a draw to the city for conventions and other big events. I'm sure you could make room for QCR, BB Riverboats, and others with thoughtful and proper planning. The possibilities are endless!

Please think 'outside the box' and plan something truly unique and wonderful for the citizens of the Tri-State, Ohio River travelers, and our riverboat entertainment providers!! Then let Newport and Covington try to beat it! ;-)

Thank you for taking the time to read this, and for your consideration.

Sincerely,

██████



CONLEY BOTTOM
RESORT

DECO
ARCHITECTS
PRELIMINARY

Fwd: [External Email] RE: Cincinnati Park Board Agenda Item

Merz, Rocky <Rocky.Merz@cincinnati-oh.gov>

Tue 9/14/2021 9:27 PM

To: Unterreiner, Mary <Mary.Unterreiner@cincinnati-oh.gov>

Hello. For the CPB file.

Thank you,
Rocky

Begin forwarded message:

From: Scott Culshaw [REDACTED]
Date: September 14, 2021 at 8:47:05 PM EDT
To: "Merz, Rocky" <Rocky.Merz@cincinnati-oh.gov>
Subject: [External Email] RE: Cincinnati Park Board Agenda Item

External Email Communication

Rocky,
I still support the city dock and would like to attend but I am out of town in Florida doing inspections on my new boat.

Sent from my Verizon, Samsung Galaxy smartphone

Fw: [External Email] RE: Cincinnati Park Board Agenda Item

Merz, Rocky <Rocky.Merz@cincinnati-oh.gov>

Wed 9/15/2021 2:25 PM

To: Unterreiner, Mary <Mary.Unterreiner@cincinnati-oh.gov>

From: Ed Alf [REDACTED]

Sent: Wednesday, September 15, 2021 2:13 PM

To: Merz, Rocky <Rocky.Merz@cincinnati-oh.gov>

Subject: [External Email] RE: Cincinnati Park Board Agenda Item

External Email Communication

Rocky:

Thanks for the update. Good to see the City and Parks are making some progress on the Cincinnati Marina.

Ed

Edward F. Alf III

President

Sea Ray of Cincinnati

Sea Ray of Louisville

[REDACTED]
www.searayofcincinnati.com