**1. Q: Why does the Peninsula Foundation own so many properties in Peninsula?**

    A: In the 1960's Peninsula resident Robert Hunker began to acquire properties in the Village of Peninsula.  Hunker was a strong historic preservationist, and became alarmed that historic properties in the Village of Peninsula were in poor repair and in danger of demolition.  His solution to the problem was to acquire these properties (and some non-historic properties) from willing sellers once offered on the market.  Once acquired, Robert Hunker rehabilitated properties for contemporary use while preserving their historic character, including both residential and commercial properties.  Hunker functioned as the landlord for these properties until 1997, whereupon he transferred all his property holdings in Peninsula to the ownership of a 501(c)(3) non-profit organization, the Peninsula Foundation, which was charged with preserving these properties following his death.  Hunker died in 2009.

**2. Q.  What is the mission of the Peninsula Foundation?**

    A. The mission of the Foundation, simply put, is as follows: The Peninsula Foundation works to support the distinctive historic character, cultural vitality, and economic well-being of the Village of Peninsula and surrounding Boston Twp., Ohio.

**3. Q. Who are the board members of the Peninsula Foundation?**

    A.  Peninsula residents Steve Craig, Joanne Kim, Richard Slocum, and Daniel DeAngelo; former Peninsula residents Adam Fleder and Jack Harley; Hudson resident John Debo, and Bath Township resident William Dowling.

**4. Q. How many properties does the Peninsula Foundation own?**

    A. The Foundation currently owns 26 properties in the Village of Peninsula; 6 zoned residential, 13 zoned commercial, 3 zoned public institution, 1 zoned conservation/recreation and 3 zoned mixed-use.  Within the 26 properties there are 34 separate rental units, with many of its buildings containing more than one rental unit. 29 of the 34 units are currently rented.  Following is a listing of Foundation-owned properties and their use:

* 1601 Mill St. - currently rented by MBA Designs
* 1685 Main Street - currently rented to Peninsula Antiques, and two residential untis
* 1600 W Mill Street - currently rented to Trail Mix and Peninsula Art Academy
* 1785 Main Street- currently used as a venue for the Voices in the Valley music series
* 6184 Riverview Road - currently vacant
* 1663 Main Street - currently used as an Airbnb and rented to River Light Gallery
* 1630 West Mill Street- currently rented by the Cuyahoga Valley Scenic Railroad
* 1619 West Mill Street - currently rented by Purple Brown Farms
* 1621 Main Street- currently rented by Century Cycles
* 1712 Main Street – Bronson Church – public event space and private rental, 2 vacant lots
* Vacant land between river and RR tracks
* 6016 Parker Court - currently rented as two Airbnb’s and a garage
* 6013 Parker Court – currently rented as an Airbnb
* 1653 Main Street – 2 units, currently rented as Peninsula Coffee House and Wine Market
* 1599 Main Street – currently vacant
* 6064 North Locust – currently rented as a single-family home
* 1764 Main Street- currently rented as two residential units
* 1770 Main Street North - currently vacant
* 1770 Main Street South – currently vacant
* Vacant land north of the G.A.R. Hall
* 1802 Main Street – currently rented as 2 residential units
* 6138 Riverview Road – 2 apartments, 4 offices, home of Peninsula Foundation offices and storage, Designer Barn Airbnb
* 1629- West Mill Street - currently rented by Cuyahoga Valley Scenic Railroad
* 1594 Main Street – currently vacant

**5. Q.  Why are so many Peninsula Foundation properties vacant?**

    A. Of the 26 properties owned by the Foundation, 5 units are currently vacant: Riverview Court, the former DMT Motors, the house behind the G.A.R. Hall and the former Nestico House. Four vacant properties are included in the RFP offering, as are three properties considered by the Foundation to be underutilized, the MBA building the Bigelow House and the Zolyniak residence.

**6. Q  Why doesn't the Peninsula Foundation do a better job of maintaining its properties?**

    A. The Foundation is acutely aware that a number of its properties are not maintained to an adequate standard.  The Foundation acknowledges this problem, and intends to address it as soon as financially practicable.  The current RFP is intended as one technique the Foundation can use to obtain development partners who will partner with the Foundation in maintaining properties.

**7. Q. Why doesn't the Foundation simply sell its properties into private ownership?**

    A. The Foundation has in the past sold properties to private owners.  The most significant of these sales was Robert Hunker's sale of the former Peninsula Nightclub to the Winking Lizard restaurant chain.  The Foundation will consider sale of one or more of the properties offered in the current RFP, and may consider more sales of property in the future, depending upon the particulars of each situation. This said, the Foundation believes that it can best benefit the community by holding as many of its properties as is financially feasible.  This allows the Foundation to exercise care in the selection of tenants who it believes are best suited to the historic character and needs of the community.  It can be argued that Peninsula holds the charm and character that it does today because of the Foundation's ownership of property.  The mission of the Foundation in preserving the historic character of the community is earnestly adhered to.

**8. Q. What criteria will the Foundation use in evaluating proposals received through the RFP?**

    A. There are numerous considerations the Foundation will have in evaluating proposals, including but not limited to the nature of services offered to residents and visitors to the community, its financial viability, its economic return to the Foundation, its adherence to historic preservation guidelines, the experience of the proposer, and the project's overall fit with Village of Peninsula development guidelines.

**9. Q.  How quickly will the Foundation make a decision on the proposals it receives?**

    A. The Foundation will accept proposals until June 30th.  It intends to move as quickly as possible to make proposal selections, and to promptly commence deal negotiations with selected proposers.  It is hoped that property development can occur beginning as early as Fall, 2023.

**10. Q.  What if the Foundation does not receive an acceptable proposal for an offered property?**

1. The Foundation is not obligated to award a property if an acceptable proposal is not received.  Other development options will be pursued, which may include re-offering a property at a later date.

Last updated May 7, 2023