



Fresno's Chaffee Zoo Corporation  
**Board of Directors – Finance Committee Meeting**  
*Minutes*

Thursday, January 6, 2022 at 4:00 PM

Zoom: <https://us06web.zoom.us/j/88502281192?pwd=c3BHeEZKaUFFWkR3WWxML1pGNXZSdz09>

Meeting ID 885 0228 1192 Passcode 771753

**Committee Members Present**

Mr. Rob Bell  
Mr. Babatunde Ilori, joined at 4:26 PM  
Mr. Kyle Kirkland  
Mr. Rion Morgenstern

**Zoo Staff Present**

Ms. Nora Crow  
Mr. Jon Forrest Dohlin  
Mr. Steven Gonzales-Warkentin  
Mr. Jesse Santiago

**Item 01: Call Meeting to Order and Roll Call**

Mr. Morgenstern called the meeting to order at 4:02 PM. Mr. Gonzales-Warkentin called the roll and established that a quorum was present. The Committee then proceeded with business.

**Item 02: Public Comment**

Mr. Morgenstern asked if any members of the public wished to comment on items not on the agenda. Hearing none, he proceeded with the agenda.

**Item 03: Approve Minutes**

Mr. Morgenstern called the Committee's attention to the draft minutes of the October 21<sup>st</sup> and November 2<sup>nd</sup> Finance Committee meetings and asked if any members had comments or revisions. Hearing none offered, Mr. Kirkland made a motion to accept the minutes as presented, and Mr. Bell seconded. The motion passed unanimously.

**Item 04: Chair Report**

Mr. Morgenstern stated that he had nothing of note to report and moved to Item 5.

**Item 05: Approve Capital Change Order Requests**

Mr. Dohlin then presented the construction contingency logs to date for projects underway and requested approval of the contingency items for Kingdoms of Asia totaling \$183,131.00, net of credits, and the Zooplex Building project totaling \$76,919.77. He stated that revisions to the Café for Kingdoms of Asia totaling \$114,592 would be reimbursed by SSA as the changes were requested by their staff to



improve their ability to service guests and that SSA's contract included a certain amount of capital improvements at their cost. Mr. Dohlin noted for the Committee that Kingdoms of Asia had 70% of its contingency budget remaining and that ZooPlex was over 80% complete and retained 70% of its contingency budget. After discussion, Mr. Kirkland made a motion to recommend the approval of the change orders to the Board; Mr. Bell seconded. The motion passed unanimously.

**Item 06: Approve Year-to-Date Financial Report**

Ms. Crow provided an update on the Zoo's financials through November 2021, stating that self-generated revenue was 26% above budget, total expenses were down by 1% and the operating deficit was less than half of that budgeted. She stated that attendance for the month was above budget due to ZooLights and reported that Zoorassic Park ended its current run in November, exceeding all revenue expectations.

Ms. Crow added that the forgiveness application for PPP2 was in process and anticipated approximately \$1.9 million in Employment Retention Credits and that the Zoo was incurring certain expenses for repairs and upgrades for AZA accreditation. She concluded that the Zoo held a net surplus of over \$27.5 million, not including PPP2 forgiveness or retention credits.

Mr. Morgenstern requested Ms. Crow provide detail on the "other expenses" line item on future reports. After discussion, Mr. Kirkland made a motion to recommend the approval of the Year-to-Date Financial Report to the Board and Mr. Illori seconded. The motion passed unanimously.

**Item 07: Approve Additional Funds for Sea Lion Cove Bio Towers**

Mr. Dohlin stated that the original design fees for the Sea Lion Cove project did not include construction engineering design work and requested an additional \$18,500.00 to cover these fees. After a brief discussion, Mr. Kirkland made a motion to approve recommending the request for additional design funds totaling \$18,500.00; Mr. Bell seconded. The motion passed unanimously.

**Item 08: Approve Energy Efficiency Project**

Mr. Dohlin then initiated a discussion to consider a new energy efficiency project. He presented analysis by Alliance Building Solutions suggesting significant energy savings opportunities for the Zoo in two phases—Phase 1, including general lighting and mechanical efficiency improvements and Phase 2, including the installation of solar power onsite. He noted that the project would reduce utility and operational maintenance costs, address facility and deferred maintenance needs and allow the Zoo to advance its climate action goals through investments in clean energy and sustainability.

Mr. Dohlin outlined the cost of Phase 1 of approximately \$1,469,267 for lighting, HVAC, controls and transformer upgrades, stating that the investment should yield approximately \$3 million in savings, and



a second option including \$750,000 of battery storage in anticipation of future solar installation. The total cost for the 2<sup>nd</sup> option of Phase 1 was \$2,219,267.

Ms. Crow then reviewed the financing options for the project stating that the Zoo team is requesting bringing Phase 1 to the Zoo Tax Authority for payment through Measure Z. After discussion, Mr. Kirkland made a motion to recommend to the Board that the Zoo present the proposed project to the Zoo Authority for consideration, and Mr. Ilori seconded. The motion passed unanimously.

**Item 09: Review Proposed Changes to Investment Policy**

This item was tabled and will be brought back to a future meeting.

**Item 10: Old Business**

Mr. Morgenstern then asked if anyone had any old business for consideration. None was offered.

**Item 11: New Business**

Mr. Morgenstern then asked if anyone had any new business for consideration. None was offered.

Without further business to discuss, Mr. Morgenstern adjourned the meeting at 5:21 PM.