



FRESNO'S CHAFFEE ZOO CORPORATION
FINANCE COMMITTEE MEETING
MINUTES

THURSDAY, SEPTEMBER 21, 2023 AT 5:00 PM
1250 W. OLIVE AVENUE, FRESNO, CA 93728

COMMITTEE	1/12/2023	3/15/2023	6/15/2023	8/3/2023	9/21/2023
Rob Bell	X	A	X	X	X
Kyle Kirkland	X	X	X	X	X
Rion Morgenstern, Chair	X	X	X	X	X
Ross Parnagian	X	X	X	A	X
Emilia Reyes	X	A	X	A	X

Zoo Staff Present

Ms. Nora Crow – Chief Financial Officer
Mr. Jon Forrest Dohlin – Chief Executive Officer
Mr. Steven Gonzales-Warkentin – Chief of Staff

1. Call Meeting to Order and Roll Call

Mr. Morgenstern called the meeting to order at 5:05 PM. Mr. Gonzales-Warkentin called the roll and established a quorum was present.

2. Public Comment

Mr. Morgenstern asked if any members of the public wished to comment. Hearing none, he proceeded with the agenda.

3. Additions to the Agenda

Mr. Morgenstern then asked if there were any proposed additions to the agenda on issues that came to the attention of the Committee after the agenda was posted. No additional items were offered for consideration at the meeting.

4. Approve Minutes

Mr. Morgenstern asked if there were any comments on or revisions to the minutes from the August 3, 2023 meeting. Hearing none, Mr. Kirkland made a motion to approve the minutes as presented, and Mr. Bell seconded. The motion passed unanimously.

5. Chair Report

Mr. Morgenstern stated that he was looking forward to diving into the financials . He also informed the Committee that he would be out of town next week and would miss the Board meeting.

6. Approve Year-to-Date Finance Report



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Ms. Crow presented on the Zoo's financial performance for July 2023 year-to-date. She stated that attendance was over budget for the month. Ms. Crow noted that self-generated revenue is 9% below budget and total expenses are 8% below budget. Ms. Crow also noted that self-generated revenue below 9% is considered successful based on the late opening of Kingdoms of Asia (KOA) and that revenue is expected to grow substantially as the weather cools and marketing for KOA begins a new active phase. After discussion, Mr. Kirkland made a motion to recommend the financial report to the Board for approval and Mr. Parnagian seconded. The motion passed unanimously.

7. Approve Capital Change Order Requests

Mr. Dohlin then presented the change orders from Kingdoms of Asia aggregating \$147,462.00. He then reviewed the change orders for the Mixed Species exhibit totaling \$278,535.60. After the group discussed the details and justification for the individual change orders, Mr. Kirkland made a motion to recommend approval of the proposed change orders (\$425,997.60) to the Board and Mr. Parnagian seconded. The motion passed unanimously.

8. Approve Kingdoms of Asia Release of Retention Requests

Ms. Crow stated that the Zoo management proposed by release of retention for three vendors who completed their services with respect to the Kingdoms of Asia Exhibit. She stated that management was also requesting a partial release of retention related to the work performed by Bernards. Ms. Crow said that the project management team asserted that the remaining retention was sufficient to complete any outstanding work in the event Bernards fails to do so. Ms. Crow concluded that the total release of retention being requested is \$877,139.94. After discussion, Mr. Kirkland made a motion to recommend to the Board the release of retention as outlined by Ms. Crow; Mr. Parnagian seconded. The motion passed unanimously.

9. Discussion of Parking Structure Operation/ Lease Options

Mr. Dohlin stated that the Zoo had several meetings with the City of Fresno regarding the parking structure proposed in the Master Plan. He said that the City may be willing to share costs of the parking structure but wanted to review the Zoo's lease to include the structures. Mr. Dohlin stated that the Zoo would oversee the construction of the project and likely operate the structures upon completion.

10. Discuss 2024 Meeting Schedule/ Fudicient In-Person Visits

Ms. Crow informed the Committee that Fudicient would not be able to present its quarterly reports until six weeks after the end of the quarter, the timing of which conflicted with the Committee's meeting schedule. After discussion, the Committee agreed that the proposed meeting schedule including one in person meeting per year was acceptable.

11. Final comments

12. Adjournment



With no further items needing discussion, Mr. Morgenstern adjourned the meeting at 6:28 PM.