



Oregon Zoo Bond Citizens' Oversight Committee

Oregon Zoo – Zoom
Wednesday, September 9, 2020
3 to 5 p.m.

MINUTES

MEMBERS PRESENT

Susan Hartnett (Chair)
Dan Aja
Naomi Bishop
Heidi Goertzen
Daniel Hauser
Nan Heim
Jill Mellen
Javier Mena
Chin See Ming
Robyn K. Pierce
Katherine A. Porras
Dick Stenson
Christine L. Taylor
Karen Weylandt

AFFILIATION

Retired from Spectator Venues, City of Portland
Banfield Pet Hospital
California State University, Northridge (professor *emerita*)
Becker Capital Management
Oregon Center for Public Policy
Nan Heim Associates; Oregon Zoo Foundation Board of Directors
Research Biologist
Portland Housing Bureau, City of Portland
Gilbert Levy Bennett
Pierce, Bonyhadi & Associates
Meyer Memorial Trust
Retired healthcare executive; community volunteer
Miller Nash Graham & Dunn
Retired from Providence Health & Services

MEMBERS ABSENT

Kevin Spellman
Laurel Brown
Emma Stocker

AFFILIATION

Spellman Consulting, Inc.
Assistant Director of Facilities Operations, Reed College
Emergency Management, Portland State University

GUESTS

None

AFFILIATION

ELECTED OFFICIALS AND STAFF

Beth Cohen
Shirley Craddick
Scott Cruickshank

Parks and Nature
Metro Councilor
Interim Director, Oregon Zoo & General Manager, Metro Visitor Venues

Julie Fitzgerald
Caleb Ford
Kate Giraud
Sarah Keane
Jim Mitchell
Don Moore
Joel Morton
Linnea Nelson
Maureen Newman
Staci Pfau
Heidi Rahn

Oregon Zoo Foundation Executive Director
Metro Deputy Chief Financial Officer
Oregon Zoo Bond Project Manager
Zoo Administration and Finance Director
Oregon Zoo Bond Construction Manager
Emeritus Oregon Zoo Director
Metro Senior Attorney
Assistant Management Analyst
Oregon Zoo Administrative Specialist III
Oregon Zoo Bond Project Manager
Asset Management and Capital Planning Program Director

Melanie Reinert
Utpal Passi
Ruth Walkowski
Laura Weiner

Parks and Nature
Deputy Director, Zoo Operations
OZF Director of Finance and Operations
Care, Connection and Conservation Administrative Specialist IV

A. Welcome / Introduction

Susan Hartnett, Oregon Zoo Bond Citizens' Oversight Committee Chair, opened the meeting at 3:03 p.m. Susan shared virtual meeting etiquette, acknowledged the fire devastation in Oregon and showed a cute TikTok video of the new baby red panda.

The committee recognized Dr. Don Moore for his valued contributions to the Bond Citizens' Oversight Committee. Dr. Jill Mellen had special thanks to share with Don on behalf of the committee. Don really appreciates the committee's warm thoughts and their hard work. He has deep appreciation for the committee's work.

Susan introduced Scott Cruickshank as the acting Zoo Director. He is getting married on Sept. 12. Susan congratulated Laura Weiner who has accepted a management position at the Henry Vilas Zoo in Madison, WI. Attendees introduced themselves and many shared additional thanks and appreciation to Dr. Moore for his work at the Oregon Zoo.

B. Approval of May 13, 2020, Oversight Committee meeting minutes

Robyn Pierce approved with Dick Stenson as second, the minutes of the May 13, 2020, Oregon Zoo Bond Citizens' Oversight Committee ("Oversight Committee" or "the Committee") meeting.

C. Monthly Project Updates

Polar Passage/Primate Forest/Rhino— Jim Mitchell began the updates:

- Construction has progressed to a point where potential unknowns are no longer a factor. Kitchen equipment that was previously value engineered out of the project due to budget has been purchased using the project contingency, the amount is \$124,000. This completes the cafe equipment needs.
- The project is busy with 17 trades on site. Strict COVID protocols are being followed.

Project expected completion dates:

Rhino Habitat – 10/2020

Primate Forest – 10/2020 **Work to complete at Red Ape results in a dead end path at Primate Forest, unsure at this time how COVID protocols may impact guest access**

Red Ape – 11/2020 Complete remodel work.

Café – 11/2020

Polar Passage – 12/2020

Kate Giraud walked the committee through the newest project photos highlighting:

- All exhibit glass is now installed. Bird friendly GlasPro glass, very thick for animal containment.
- Habitat posts in Polar Passage have been installed.
- Deep pool is being worked on in Polar Passage with 8 foot depth of underwater viewing.
- Artic Science Center is coming together. Keepers will be able to open up locking glass doors and engage with polar bears in front of guests.
- Salt water filtration systems cleans water once an hour!
- Growler's Pizza & Beer is coming together. Finishes are going in.
- Zoo Street will be paved in 3 weeks.
- The upper primate habitat viewing off of Zoo Street has been redone to include an ADA path. At this point, the primate building is complete and work is being done on the habitats.
- Two live trees have been planted in the chimp mesh habitat. Logs have been added, as well.

- Due to COVID, punch lists and reviews are being conducted via zoom with architect and contractors.

Percent-for-Art— no report but Susan asked about the ETA for installation. According to Jim, expected installation is late December. Kate shared that the artists are in Madrid and may not be present for installation due to COVID restrictions.

D. Program Status and Financial Information at a Glance

Sarah discusses program financials and closeout. We recorded receivable of \$666K from OZF to be paid in September. Arbitrage was paid out of interest earnings in the amount of \$624K. COBID = 14.4 % (just under goal of 15%).

Susan shares that Sarah will provide options of what can be done with the remaining funds in the contingency. These remaining funds are from OZF and are not part of the Bond funds. There is a desire to receive the committee's input and support on how to use these funds but there will not be a vote. Approximately \$114,000 is needed for close out activities (tree mitigation, Education Center siding and staffing for administrative close-out, records retention, oversight final report, etc.). The anticipated range of funds remaining is \$750,000 - \$1,500,000. Sarah proposed the following options depending on amounts available:

- A** – update master plan
- B** – update master plan, touch up and add on to bond projects
- C** – update master plan, touch up and add on to bond projects, and pay for year 1 of operating costs of the new habitats

Naomi asked how these plans connect to the state of the Zoo due to COVID. Sarah shared that the Zoo is facing an \$8.5 million revenue loss. The Zoo has received funding from OZF, Metro and the State of Oregon which will really help through this year. Funding for future years is concerning. The Zoo is planning for Zoo Lights this year and hope to net \$300,000-400,000.

Robyn inquired if the funds are restricted. Susan reiterated that all bond and restricted funds are to be used on the projects and any remaining funds will be unrestricted. The bond team planned to wrap up the program in this way to provide more flexibility for the zoo.

Chin Ming asked how COVID may have impacted the contractors' bottom line. Jim said they have not seen any impacts to schedule or deliveries due to COVID. Performance has been great with strict protocols.

Committee shares their support of suggested spending scenarios.

E. Program Schedule

Project anticipated completion dates were reiterated.

F. Committee Annual Report—subcommittee selection.

Oversight Committee Report - Susan explained that they will convert the annual report into a final report. Suggested that in February the committee explores what this will look like. The final report could wait until June 2021. Susan asked for volunteers to join the subcommittee to work on the final report and tasks. **Christine Taylor, Naomi Bishop, Robyn Pierce** volunteered. There was a suggestion to ask

Kevin, Laurel and Emma as they are not in attendance today and have showed prior interest in reporting.

G. Zoo and Oregon Zoo Foundation Update

Zoo Updates - Sarah shared that animal welfare and community connection were the guiding principles when making financial decisions. Many tough decisions around staffing were made. The education department had the most dramatic impact with an 85% staff reduction. ZAP Teen Program and Community Advocacy Council remain as they connect closely to the Zoo's DEI goals. The Education Center has remained closed to guests as it is indoors.

Black bears might be brought down to test our polar bear habitat. Evacuated 4 condors to vet medical center due to fires. The situation is being closely monitored. Red Panda kid is moving around well. Facility crew reinforced netting to remove smaller holes. Condors slated to be released in Northern CA next year. Working to reopen Giraffe feeding deck with COVID precautions.

OZF Update - Julie shared that OZF is in the last year of their \$8.5 million campaign. Thankfully the campaign was setup to do most of the fundraising on the front end. As of June, 89% of the funds had been raised.

Additional recent funding opportunities have led to an expanded donor base. Below are some examples of recent successes:

- \$200,000 dedicated to an additional primate climbing structure
- \$43,000 raised in a crowd funded emergency red panda baby shower (in only 1 week!)
- \$500,000 potential grant from Murdock Charitable Trust (anticipated notification in November)

H. Open Discussion/Questions

Sarah would like the committee to start thinking about how to celebrate both the end of the Bond and the individual projects. At this time, it is unclear what the celebrations will look like during a pandemic. The process may include: sneak previews and tours, public tours of behind-the-scenes areas, grand opening ceremonies, member preview day(s) and opening weekends.

Rhino Ridge and Primate Forest will include separate events when animals arrive, likely in spring 2021.

Polar Passage will likely include a grand opening ceremony to celebrate the entire Bond program. This habitat is the most likely option for public behind-the-scenes tour options prior to animals arriving. At least one polar bear is expected to arrive in late spring.

Susan asked for committee interest in helping with the celebration planning. **Jill Mellen, Nan Heim and Robyn Pierce** volunteered.

Susan closed the meeting at 4:45 p.m.

Upcoming 2020 meeting dates –Wednesdays, 3 to 5 p.m.:

Nov. 18, 2020* ***Change in schedule to 3rd Wednesday due to holiday**

Feb. 10, 2021

May 12, 2021 – FINAL MEETING

Sept. 15, 2021 – Keeping on calendars in case needed