

Riverbanks Park Commission
Meeting Minutes
25 September 2014

Attendance Report

Commissioners Present: Phil Bartlett, Jan Stamps, Bud Tibshrary, Lloyd Liles, and Mary Howard

Commissioners Absent: Jim Smith (vacation)

Staff Present: Satch Krantz, Tommy Stringfellow, Steve Hatchell

Guests Present: None

Call to Order

Chairman Bartlett called the meeting to order.

Reading of the Minutes

The August 2014 minutes of the Commission were approved as distributed.

Chairman's Comments

Chairman Bartlett updated the Commission on the status of the vacancy created by the unfortunate death of City of Columbia appointee, Earl Brown. He noted City of Columbia Commissioner Jim Smith has worked hard to identify a strong candidate. As such, a candidate has emerged and he is hopeful that she will be appointed in early October.

Special Presentation

Curator of Herpetology Scott Pfaff appeared before the Commission to explain Riverbanks' role in turtle and tortoise conservation. He brought with him three species of tortoises that recently hatched as part of the Zoo's breeding program. Scott described the plight of turtles and tortoises worldwide, a situation almost exclusively due to consumption by the Chinese. The Commission thanked Scott for his presentation as well as his dedication to Riverbanks.

Chief Financial Officer's Report

CFO Hatchell provided the following report: While we completed the month of August with a year-to-date deficit of \$109,756, this amount is \$118,000 less than we budgeted for this point in the fiscal year.

Attendance

- Attendance for the month was down slightly from August 2013; we are still 13,043 over year-to-date totals compared to last year and 44,619 over the current fiscal year budget.
- Both the paid and membership attendance categories continue to outperform budget.

Balance Sheet

- We continue to have a very positive cash position. Cash is lower compared to prior year's balance due to payment of bond-related expenses for which we have not yet requested reimbursement. This is the amount shown on the Due From Bond Fund line.
- Current Capital Funding amount (\$546,665) is for projects currently in process. These items include:
 - River Water Pump System
 - Data Storage Backup
 - New Aviary – Proto-Type
 - 400 Rivermont Exterior
 - ARC Renovations

Revenue vs. Expense

Revenue

- Admissions Revenue – \$206,000 over budget and \$149,000 over last year. This is because we continue to see our paid admissions outperform budget.
- Other Revenue – \$86,000 over budget. This is due to the fact that net revenues from attractions are ahead of budget. Also, net revenue for Rivermont properties is over budget due to timing of when taxes and insurances are paid.

Expenses

- Department expenses are over budget by \$184,000. This is due to: Marketing & Public Relations – timing of when invoices are actually received compared to when budgeted. We are going to address when these items are budgeted and will reallocate the budget accordingly. Administration – timing of when invoices were received for audit fees and IT software licensing and when amounts were budgeted.

Destination Riverbanks Update

Krantz presented the following update on the various Destination Riverbanks projects:

- **CSX** – There have been no major developments since the August meeting. JCS continues in the design process for the pedestrian bridge.
- **Entry/Grizzly/Otter (EGO)** – This project is now well underway but work has been severely impacted by rain. The Zoo site has received over 4 inches of rain in

the past month. Of particular note is the fact that Rodgers has begun erecting forms for otter holding and the guest services building walls.

- **Sea Lion** – Nothing new to report, however Rodgers Builders has presented a draft of the Guaranteed Maximum Price (GMP) for this project. The draft indicates an approximate \$700,000 overage, which is mostly offset by the savings from the EGO GMP. The actual cost of constructing sea lion is projected to be \$12,491,570. We are now approximately 30 days behind schedule but Rodgers assures us that they can still meet the February 2016 completion date.
- **Children’s Garden** – Construction is now well underway on the children’s garden. The entire site has been cleared and some site work has begun, but this project has also been severely impacted by the recent rains.
- **Rivermont Properties** – Krantz reported that Secrets of the Islands has vacated its portion of the building. Pool Tables Plus has indicated a desire to remain in their building until June 2015. A new contract to that effect has since been signed. The owners of the Columbia City Jazz Dance School continue to balk at moving. They have been offered the same exit strategy as Pool Tables Plus (month-to-month until June 2015) but are quite upset and want to remain in the building indefinitely. Krantz noted that he would not be surprised if members of the Commission are contacted by people in the community asking that they intervene on behalf of CCJDS.

Destination Budget – Krantz noted that almost all of the costs associated with the Destination Riverbanks projects are now known. However, there are still several outstanding items that will impact the final overall budget. It is hoped that these issues can be resolved prior to the October 2014 meeting.

Destination Riverbanks Revenue

G.O. Bond	\$32 million	
Society Contribution	\$1.5 million	IRS 10% Rule
TOTAL	\$33.5 million	

Destination Riverbanks Expenses

Rivermont Purchases	\$4.2 million
Construction (all-in)	\$30.40
Owner Costs	\$1.6 million
TOTAL	\$36.2 million

DELTA **\$2.7 million** or 8% over Funding

Other Revenue Sources

- The Commission and Society currently have a total of \$1.5 million in undesignated surplus that can be directed towards the overage.

- If the Commission and Society continue to financially perform at the same level as the past five years, an additional \$1 million will be generated over the next three years.
- Capital fund campaign

Outstanding Issues

- Owner Costs for Zoo and Garden Projects
- Interpretive Budget
- Sea Lion Value Engineering

Krantz compared the current status of Destination Riverbanks to the last major bond issue, Zoo 2002. Like Destination Riverbanks, Zoo 2002 was primarily funded through a \$15 million bond issue. The various Zoo 2002 projects (birdhouse, gorilla, elephant, and garden entrance) totaled about \$19.2 million or 28% over funding sources. Accordingly, a \$4.5 million capital fund campaign was conducted to raise the balance of the funds, including a \$1 million gift from Aramark for the Lodge.

Krantz noted that Chairman Bartlett has asked that all of the architects and contractors attend the October meeting for a better accounting of the projects.

Chief Operating Officer's Report

COO Stringfellow gave the following report:

- **ZOOfare** – Stringfellow noted that ZOOfare 2014 is scheduled for this coming Friday, September 26th. He further noted that ticket sales have been strong and that the event would almost certainly be a sell-out.

President & Chief Executive Officer's Report

- **Raptor Clinic Donation** – As part of a plea bargain agreement, U.S. Magistrate Judge Bristow Marchant directed that \$25,000 in fines levied against the Mackay Point Plantation in Jasper County be allocated to the Zoo's Raptor Clinic. The fine resulted from the Plantation and its employees violating of the Migratory Bird Treaty Act by killing a number of raptors (hawks and owls). The funds will be used in part to help fund the purchase of a digital x-ray system.
- **The Ocean Project Innovative Solutions Grant** – The Ocean Project has awarded Riverbanks a \$12,000 grant to implement a program with our ZooTeens program. The Ocean Project is a network of zoos, aquariums, museums (ZAMs) and other organizations and is the largest such network ever developed for the world's oceans. Funding for the Innovation Solutions grants is provided by National Oceanic and Atmospheric Administration (NOAA).

Approved and adopted on the 16 day of October,
2014. *Ed Liles*, Secretary