



SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT

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SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT JOINT MEETING OF FINANCE COMMITTEE AND OPERATIONS COMMITTEE MEETING MINUTES October 1, 2019

SEWPBPD Conference Room
One Brewers Way
Milwaukee, WI 53214

Finance Committee members present: Doug Stansil, *Chairman*; Karen Makoutz, *Vice-Chairperson (via phone)*; Tony Berndt, Mark McCune; Keith Swartz

Finance Committee members excused: Alec Fraser

Operations Committee members present: Frank Busalacchi, *Chairman*; Deb Dassow; Troy Dennyhof, Mark McCune; John Zapfel

Operations Committee members excused: Alec Fraser

Others present: Michael Duckett, Kristi Kreklow, Shannon Schwingle, Lisa Wozny, SEWPBPD Staff; Mike Brockman, MBBC; Media and other interested parties.

1) Call to Order

Chairman Stansil called the meeting to order at 3:01 pm and stated for the record that a quorum of Committee members was present to conduct business.

a) Review Open Meeting Notice

Chairman Stansil noted that the agenda was properly noticed pursuant to open meeting laws. He asked if there were any members of the general public that would like to address the Committees. There were no comments.

b) Approval of Finance Committee Meeting Minutes – September 10, 2019 Meeting

MOTION: It was moved by Ms. Makoutz and seconded by Mr. McCune to approve the minutes of the September 10, 2019 Finance Committee meeting as presented. The meeting minutes were approved by a unanimous voice vote.

c) Approval of Operations Committee Meeting Minutes – March 12, 2019 Meeting

Chairman Busalacchi called for a motion to approve the Operations Committee meeting minutes.

MOTION: It was moved by Ms. Makoutz and seconded by Mr. Swartz to approve the minutes of the March 12, 2019 Operations Committee meeting as presented. The meeting minutes were approved by a unanimous voice vote.

2) Segregated Reserve Fund (SRF)

a) Status of 2018 SRF Projects

Chairman Busalacchi presented the 2018 SRF report and noted that the projects came in \$494,960 under budget. Ms. Kreklow commented on the projects that led expenditures to be significantly lower than budgeted amounts, including lower than expected costs for a boiler, vertical transportation repairs/replacements, and retractable roof maintenance and capital repairs.

b) Status of 2019 SRF Projects

Chairman Busalacchi called on Ms. Schwingle to provide an update on the 2019 SRF projects. Ms. Schwingle noted that the 2019 SRF program is on track and under budget. She provided the status of the plenum ventilation reconstruction, LED ribbon board, and postseason retractable roof maintenance. Ms. Kreklow commented that the wheel bearing replacement project was under budget due to lower than anticipated crane and labor time. Discussion ensued on 2019 projects.

c) Finance Committee Consideration of Conceptual Approval of 2020 SRF Program

and

d) Operations Committee Consideration of Conceptual and Final Approval of 2020 SRF Program

Chairman Busalacchi called upon Ms. Schwingle to provide a presentation on the proposed 2020 SRF program.

Mr. Duckett provided an overview of the Segregated Reserve Fund and role of the District's Finance and Operation committees in approving Segregated Reserve Fund projects. He also discussed the master plan and length of the Brewers original lease term and potential lease extensions. Discussion ensued on the lease terms and the master plan.

Ms. Kreklow presented updates to the SRF master plan, including full PVC roof membrane replacement, seating bowl seat replacement, pavement replacement, and projected contributions. Due to anticipated future cash flow constraints in the master plan, Ms. Kreklow also detailed the anticipated deposit of, and subsequent reimbursement of, additional funds as well as projections for the Stabilization Fund and Maintenance and Capital Improvement Fund balances. Discussion ensued on the updates to the master plan, use of the Stabilization Fund and Maintenance and Capital Improvement Fund, as well as future investment returns.

Ms. Schwingle provided detail and pictures on each of the 2020 recommended projects. The recommended 2020 SRF projects were reviewed and discussion ensued on the 2020 program as well as the future one-time projects within the master plan. Discussion also ensued on future pavement projects and potential work in the I-94 East-West corridor.

MOTION: After discussion, it was moved by Mr. Zapfel and seconded by Ms. Dassow for the Operations Committee to provide conceptual and final approval of the 2020 SRF program and Master Plan as presented. The motion was approved by a unanimous voice vote.

MOTION: Following the vote of the Operations Committee, it was moved by Mr. McCune and seconded by Mr. Swartz for the Finance Committee to provide conceptual approval of the 2020 SRF program and Master Plan as presented. The motion was approved by a unanimous voice vote.

- 3) Convene into Closed Session to discuss personnel issues, contract negotiations, litigation or potential litigation matters, deliberate or negotiate the purchase of public properties, the investment of public funds, or conduct other specified public business, whenever competitive or bargaining reasons require a closed session**
The meeting did not convene into closed session.

4) Adjourn

MOTION: It was moved by Mr. Berndt and seconded by Mr. Zapfel to adjourn the meeting. The motion passed by unanimous voice vote and the meeting adjourned at 4:37 pm.