



SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT

MILLER PARK – ONE BREWERS WAY
MILWAUKEE, WI 53214
(414) 902-4040 WWW.MILLERPARKDISTRICT.COM



SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT BOARD OF DIRECTORS MEETING MINUTES November 10, 2020

Teleconference

Board members present: Mark McCune, *Vice Chairman*; Mark Thomsen, *Secretary*; Karen Makoutz, *Treasurer*; Deb Dassow; Troy Dennhof; Tony Berndt; Frank Busalacchi; Alec Fraser; Jason Rae; Doug Stansil; John Zapfel

Board members excused: Don Smiley, *Chairman*; Keith Swartz

Others present: Michael Duckett, Kristi Kreklow, Shannon Schwingle, Lisa Wozny, SEWPBPD Staff; Mike Brockman, Milwaukee Brewers Baseball Club; media and other interested parties.

1) Call to Order

Vice Chairman McCune called the meeting to order at 3:01 pm and, following a roll call, stated for the record that a quorum of Board members was present to conduct business and that Don Smiley and Keith Swartz were excused.

a) Review Open Meeting Notice

Vice Chairman McCune noted that the agenda was properly noticed pursuant to open meeting laws.

b) Approval of Meeting Minutes – June 9, 2020 Meeting

MOTION: It was moved by Mr. Thomsen and seconded by Ms. Makoutz to approve the minutes of the June 9, 2020 Board of Directors meeting as presented. The meeting minutes were approved by unanimous voice vote.

2) Report of the Chairman / Executive Director

a) Chairman Report

Vice Chairman McCune presented the Board of Director's current roster and committee assignments and thanked everyone for their volunteer service on the Board and Committees.

b) Executive Director Report

Ms. Kreklow and the Board of Directors congratulated Ms. Makoutz, Ozaukee County appointee, and Mr. Stansil, Racine County appointee, for their volunteer service to the District for the last 25 years as well as Mr. Duckett for his service as the District's Executive Director since 1997. Ms. Kreklow noted that this was Mr. Duckett's last meeting before he retires.

Ms. Kreklow presented the 2021 meeting schedule for the Board of Directors and its Committees, noting that all meetings are subject to revision by the Board and/or Committee Chair. She also presented the updated retractable roof summary, noting the significantly reduced number of games played during the season and no fan attendance. Overall, nearly 43% of the games at Miller Park over the last 20 years have been played with the roof closed, including 20 of the 29 home games in the 2020 season.

c) Draft Committee Meeting Minutes

Vice Chairman McCune provided a copy of the draft meeting minutes from the most recent Joint Finance and Operations Committee meeting and Finance Committee meetings from October 6, 2020.

3) Report of Project Participation Committee

a) SEWPBPD Project Participation Report

Vice Chairman McCune called upon Mr. Thomsen to present the report of the Project Participation Committee. Mr. Thomsen noted that the participation numbers for 2020 now include firms now qualifying under the Diversity Contracting Program adopted by the Board of Directors in June. Mr. Thomsen provided the Board with the current participation report, noting the District is achieving 31.5% for professional services and 15.8% for improvement projects for an overall participation rate of 23.8%. Mr. Thomsen also noted that since the post-construction began in 2004, the District has achieved an average of 20.6% participation.

4) Report of Operations Committee

a) 2019 Segregated Reserve Fund Report - Final

Vice Chairman McCune called upon Mr. Busalacchi to present the report of the Operations Committee. Mr. Busalacchi introduced the 2019 SRF report and noted that the projects were complete and that the 2019 SRF program is approximately \$660,000 under budget.

b) 2020 Segregated Reserve Fund Report and c) 2021 Segregated Reserve Fund Report

Mr. Busalacchi called upon Ms. Schwingle to provide an update on the 2020 and 2021 SRF projects and the updated master plan. Ms. Schwingle provided an overview of projects, noting that the paving project is nearing completion in the Aaron, Thomas, and Brewers 2 lots, the nitrogen generator project is in progress and will be completed early next year, and the PVC membrane replacement is nearing completion and will finish in the next week. She also noted that post season maintenance activities were completed the week of October 13th and the female locker room project will begin with demolition in the next week.

5) Report of Finance Committee

a) Report on Current Financial Status

Vice Chairman McCune called upon Mr. Stansil to present the report of the Finance Committee. Mr. Stansil introduced the Report on Current Financial Status dated November 10, 2020 and called upon Ms. Kreklow to provide a financial update. Ms. Kreklow reviewed the September 2020 treasurer's report and the 2020 budget. She noted that the District had a fund balance of \$5.6 million in the unrestricted Operating fund, \$16.5 million in the restricted Segregated Reserve Fund, \$21.6 million in the restricted Stabilization fund, and \$47.6 million in the restricted Asset-Liability Matching fund at the end of September 2020.

She also highlighted that 2020 operating expenses are anticipated to be approximately \$230,000 under budget. Ms. Kreklow explained that the District had received a rent abatement notice from the Brewers in the amount of \$600,000. The rent abatement is due to the Brewers' inability to play home baseball games for the first half of the season due to the COVID-19 pandemic. For 2020, this amount will be offset by higher than anticipated sales tax receipts received earlier in the year. Ms. Kreklow noted that the total change in operating fund balance is projected to be about \$5.9 million, which was used to fully fund the District's escrow accounts prior to the sales tax retirement. She noted that, going forward, any change in fund balance is expected to be minimal.

Ms. Kreklow noted that the license plate proceeds included the annual deposit totaling \$282,000 and a quarterly deposit of approximately \$76,000. The District will now be receiving the license plate proceeds on a quarterly basis from the Wisconsin Department of Transportation.

b) District Investment Report

Mr. Stansil presented the investment update from Associated for the District's investment accounts through September 2020. He noted that the Finance Committee reviewed the report at its meeting earlier in the day.

c) Consideration of the Resolution #2020-03 relating to Adopting the 2021 District Budget

Mr. Stansil presented the 2021 budget and stated that the budget was published in local newspapers in October and that the Finance Committee held a public hearing on the budget earlier in the day. He noted there were no speakers or comments at the public hearing and called upon Ms. Kreklow to provide a summary of the 2021 proposed budget.

Ms. Kreklow reviewed the 2021 proposed operating budget, noting that budgeted expenses decrease by \$95,000 from the 2020 budget, primarily related to a reduction in efforts now that the sales tax has been retired. Revenues total \$3.6 million, including the planned use of the Asset-Liability Matching fund, rent revenue from the Milwaukee Brewers Baseball Club (MBBC), and investment income. Overall, the District will increase its operating fund balance by \$158,000. She noted that the District has budgeted for the full amount of rent due from the MBBC in 2021. At this point the District has no indication that the Brewers will be unable to play home baseball games at the ballpark next year. She went on to explain that investment returns for 2021 were calculated at approximately 1.4% by Associated and that license plate sales were up slightly to \$275,000. Ms. Kreklow also highlighted the debt chart from the 2019 financial statements, noting that the District had no outstanding debt.

MOTION: It was moved by Mr. Stansil and seconded by Ms. Makoutz to adopt Resolution #2020-03 as presented. The motion was approved by unanimous roll call vote.

6) Other Business

a) Consideration of the Resolution #2020-04 relating to the Appointment of Officers for Calendar Year 2021 and Approval of District Actions for Calendar Year 2020

Vice Chairman McCune thanked the Board of Director officers for their service during the year and presented resolution #2020-04 that would approve officers for the calendar year 2021 and approve District actions for the calendar year 2020.

MOTION: It was moved by Ms. Dassow and seconded by Mr. Dennhof to adopt Resolution #2020-04 as presented. The motion was approved by unanimous voice vote.

b) Correspondence to be Discussed

Vice Chairman McCune called upon Ms. Kreklow to present notable communications sent and received by the District since the last Board of Director’s meeting. Ms. Kreklow highlighted a letter and distribution list indicating the District’s financial statements were available. She also discussed a letter from the Milwaukee Brewers Baseball Club outlining some of their contributions to youth sports organizations during 2019. She noted that the District’s enabling legislation requires the Brewers to contribute at least \$20,000 per year to youth sports organizations in the state and that the Brewers have consistently exceeded that amount.

c) Other Communications

Vice Chairman McCune indicated that tab 6c contains some of the pertinent communications the District has received or sent since the last Board of Directors meeting.

7) 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.

8) Adjourn

MOTION: It was moved by Mr. Busalacchi and seconded by Mr. Berndt to adjourn the meeting. The motion passed by unanimous voice vote and the Board of Directors meeting was adjourned at 3:35 pm.