



**SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT  
BOARD OF DIRECTORS  
MEETING MINUTES  
Tuesday, June 7, 2022**

American Family Field  
SEWPBPD Conference Room  
1 Brewers Way  
Milwaukee, WI 53214

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

**Others present:** Pat Goss, Kristi Kreklow, Shannon Schwingle, Lisa Wozny, *SEWPBPD Staff*; Sue Schellinger, Robert Habich, *Davis & Kuelthau*; Bart Frank, Jay Luedtke, *BDO, USA*; Kristi Lindsmeier, *The Sigma Group*; Rick Schlesinger, Tyler Barnes, Mike Brockman, *Milwaukee Brewers Baseball Club*; media and other interested parties

## **1) Call to Order**

Chairman Sheehy called the meeting to order at 3:00 pm and stated for the record that a quorum of Board members was present to conduct business.

### **a) Review Open Meeting Notice**

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

### **b) Approval of Meeting Minutes - Meeting of March 8, 2022**

**MOTION:** It was moved by Mr. Busalacchi and seconded by Mr. Dennhof to approve the minutes of the March 8, 2022 Board of Directors meeting as presented. The meeting minutes were approved by a unanimous voice vote.

## **2) Report of Chairman / Executive Director**

### **a) Chairman Report**

Chairman Sheehy thanked everyone for their volunteer service on the Board and Committees.

#### **i) Discussion with Rick Schlesinger, President – Business Operations, Milwaukee Brewers Baseball Club**

Chairman Sheehy introduced Mr. Rick Schlesinger, President – Business Operations for the Milwaukee Brewers Baseball Club and thanked him for providing an update on team activities. Mr. Schlesinger discussed the Brewers current winning position in the league, initiatives to have players more visible in the community, picking up tabs at local restaurants/bars, and the focus on a fun and affordable experience. He touched on trends of other clubs building new ballparks or undergoing renovations. He explained that the Brewers are waiting for the final VSG report to be

released and reviewed before commenting on what items may need to be remodeled at American Family Field. Discussion with Mr. Schlesinger ensued on potential ballpark renovation needs.

**b) Executive Director Report**

Chairman Sheehy introduced the Executive Director, Pat Goss. Mr. Goss provided a brief update, highlighting the changes to 2022 meeting dates, an overview of the property insurance premium increase, and the I-94 East-West Corridor project.

**c) Draft Committee Meeting Minutes**

Chairman Sheehy noted a copy of the draft meeting minutes from the March 8, 2022, Finance Committee meeting was provided for informational purposes.

**3) Report of Project Participation Committee**

**a) Project Participation Report**

Chairman Sheehy called upon Mr. Thomsen to present the report of the Project Participation Committee. Mr. Thomsen summarized the Project Participation Report, noting the District achieved 39.9% participation for professional services and for 44.8% improvement projects for an overall diverse participation rate of 43.8% for this year. Mr. Thomsen also noted that many factors cause fluctuation in these numbers based on the types of projects performed, when the projects are completed, when billing and payment occurs, and the availability of diverse firms to work on the project. He noted that he has asked staff to develop a plan to improve outreach and an increased awareness of bidding opportunities to diverse firms.

**4) Report of Operations Committee**

**a) Segregated Reserve Fund**

**i) 2021 and 2022 Update**

Chairman Sheehy called upon Mr. Busalacchi to present the report of the Operations Committee. Mr. Busalacchi called upon Ms. Schwingle to review the 2021 and 2022 SRF reports. Ms. Schwingle provided an overview of the ongoing projects, including the fire detection system replacement, the retractable roof control system replacement, the flat roof replacement, and audio system replacement. Mr. Busalacchi reviewed the current master plan and discussion ensued on the projects.

**b) Quarterly Maintenance Report**

Mr. Busalacchi called upon Ms. Schwingle to provide an overview of the quarterly maintenance report. Ms. Schwingle reviewed the report, highlighting the demand and preventative maintenance that was completed within the quarter. She also noted that Johnson Controls continues to maintain an exemplary safety record.

**c) Discretionary Team Project Update**

Mr. Busalacchi called upon Ms. Schwingle to present an update of a Discretionary Team Project. Ms. Schwingle provided a brief overview of “X-Golf”, a golfing simulator with 7 simulator bays and 2 floors located in the area formerly known as the “Stadium Club”.

**d) Annual Facility Assessment Report**

Mr. Busalacchi called upon Ms. Schwingle to present the 2021 annual facility assessment. Ms. Schwingle provided an overview of the facility assessment process and findings. She noted that items

in need of repair are consistent with those you would expect for the age of the building. Discussion ensued on the Facility Assessment.

**MOTION:** It was moved by Mr. Thomsen and seconded by Mr. Janssen to accept and place on file the 2021 facility assessment report. The motion passed by a unanimous voice vote.

**e) Wisconsin Pollutant Discharge Elimination System (WPDES) Permit**

**i) Receive public comment on Storm Water Management Program**

**ii) Consideration of Resolution #2022-03 Approving the Storm Water Management Program**

Mr. Busalacchi introduced Ms. Lindsmeier from The Sigma Group, Inc. to provide an overview of the Storm Water Management Program (SWMP). Ms. Lindsmeier provided a summary of the SWMP and discussion ensued on the program.

Mr. Busalsacchi received public comment on the Storm Water Management Program. No one appeared to provide public comment or submitted public comments electronically.

**MOTION:** It was moved by Mr. Fraser and seconded by Mr. Stansil to approve Resolution #2022-03 as presented. The motion passed by a unanimous voice vote.

**f) Consideration of Resolution #2022-04 Regarding Illicit Discharge Prevention**

Mr. Busalacchi explained that the new WPDES permit requires the Board of Directors to pass an ordinance, order, or similar means to prevent and eliminate illicit discharge and connections to the municipal separate storm sewer system and introduced Resolution #2022-04.

**MOTION:** After discussion, it was moved by Mr. Thomsen and seconded by Mr. Sheehy to approve Resolution #2022-04 as presented. The motion passed by a unanimous voice vote.

**5) Report of Finance Committee**

**a) Report on Current Financial Status**

Chairman Sheehy called upon Mr. Stansil to present the report of the Finance Committee. Mr. Stansil introduced the Report on Current Financial Status dated June 7, 2022 and called upon Ms. Kreklow to provide a financial update. Ms. Kreklow reviewed the April 2022 treasurer's report, noting that the District had a balance of \$1.2 million in the unrestricted Operating fund and the restricted balances included approximately \$13.3 million in the Segregated Reserve Fund, \$25.5 million in the Stabilization fund, \$694,000 in the Maintenance and Capital Improvement fund, and \$36.5 million in the Asset-Liability Matching fund. Ms. Kreklow explained that investment income reflects the mark-to-market valuation and a transfer from the Operating fund to the Stabilization fund.

Ms. Kreklow provided an overview of the 2022 budget, noting that the 2022 property insurance premium is higher than budgeted and that a budget amendment would be required. She also explained that the District is working to better understand the significant increase.

**b) Consideration of Resolution #2022-01 Amending the 2022 Budget**

Mr. Stansil presented Resolution #2022-01 Amending the 2022 Budget, explaining that the property insurance premium was 82% higher than last year and significantly over budget. He also explained that any change that represents more than 10% in a major budget category requires a budget amendment to be approved by the Board of Directors.

**MOTION:** It was moved by Mr. Stansil and seconded by Mr. Fraser to approve Resolution #2022-01 as presented. The motion passed by a unanimous roll call vote.

**c) Associated Investment Report**

Mr. Stansil reviewed the Associated investment performance and holdings, noting that funds are being held in slightly longer securities where appropriate.

**d) Consideration of the 2021 Southeast Wisconsin Professional Baseball Park District draft Independent Auditor’s Report**

Mr. Stansil presented the 2021 Audit Wrap-Up and draft audited financial statements, noting that the District had received an ‘unqualified’ opinion on its financial statements. Mr. Stansil introduced Bart Frank and Jay Luedtke from BOD, USA to answer any questions about the audit and the financial statements. Mr. Frank and Mr. Luedtke noted that there were no material misstatements and that the District received an ‘unqualified’ opinion. Discussion ensued on the 2021 audit process and financial statements.

**MOTION:** It was moved by Mr. Thomsen and seconded by Mr. Rae to approve and place on file the 2021 Independent Auditor’s Report as presented. The motion passed by a unanimous voice vote.

**e) Consideration of Resolution #2022-02 Amending the Financial Policy**

Mr. Stansil reviewed the changes to the Financial Policy, including the removal of outdated references on debt retirement and the stadium district sales tax and addition of the section on asset capitalization. Discussion ensued on the updates to the Financial Policy.

**MOTION:** It was moved by Mr. Thomsen and seconded by Mr. Sheehy to approve Resolution #2022-02 as presented. The motion passed by a unanimous voice vote.

**6) Other Business**

**a) Correspondence to be Discussed**

Chairman Sheehy called upon Mr. Goss to present notable correspondence that occurred since the last Board of Directors meeting. Mr. Goss highlighted news articles detailing the DOT Study of Wisconsin Highway 175.

**b) Other Communications**

Chairman Sheehy indicated that tab 6b contains some of the correspondence and related news items 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**

Chairman Sheehy asked for a motion to move the meeting into closed session to allow for a discussion with the District’s legal counsel regarding legal matters.

**MOTION:** It was moved by Mr. Fraser and seconded by Mr. Thomsen to convene the meeting into closed session. The motion passed by a unanimous roll call vote and the Board of Directors meeting convened in closed session at 4:21 pm.

**MOTION:** It was moved by Mr. Busalacchi and seconded by Mr. Thomsen to reconvene in open session. The motion passed by a unanimous roll call vote and the Board of Directors meeting reconvened in open session at 5:05 pm.

Chairman Sheehy stated that during the closed session the District Board of Directors discussed legal matters with the District's legal counsel. At the end of the discussion, the District Board of Directors voted to return the meeting to open session.

## **8) Adjourn**

**MOTION:** It was moved by Mr. Fraser and seconded by Mr. Dennhof to adjourn the meeting. The motion passed by a unanimous voice vote and the Board of Directors meeting was adjourned at 5:06 pm.