



SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT

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SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT BOARD OF DIRECTORS MEETING MINUTES June 8, 2021

Teleconference

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

Board members excused: Doug Stansil

Others present: Pat Goss, Kristi Kreklow, Shannon Schwingle, Lisa Wozny, SEWPBPD Staff; Rick Schlesinger, MBBC; media and other interested parties.

1) Call to Order

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

a) Review Open Meeting Notice

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

b) Approval of Meeting Minutes – March 30, 2021 Meeting

MOTION: It was moved by Mr. Thomsen and seconded by Mr. Dennhof to approve the minutes of the March 30, 2021 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

Chairman Smiley thanked everyone for their volunteer service on the Board and Committees and invited Rick Schlesinger, President of Business Operations for the Milwaukee Brewers Baseball Club (MBBC), to address the Board of Directors. Mr. Schlesinger addressed the Board of Directors, thanking the District staff and Board of Directors for a successful partnership with the Brewers. He highlighted the team's recent success and expressed his excitement in bringing fans and jobs back to American Family Field as its capacity has increased from 25% on opening day to the current 50%. He noted that the Brewers are planning a re-opening day on June 25 when the ballpark resumes 100% capacity for the first time since September 2019.

b) Executive Director Report

Chairman Smiley introduced Executive Director, Pat Goss to provide an update of District activities. Mr. Goss provided the dates for the remaining 2021 Board and Committee meetings and noted that the District will resume in person meetings in September 2021. He also offered a behind the scenes tour to all Board members and let them know he would be in contact to set up individual meetings with each of them. Mr. Goss provided an overview of a briefing paper on the District's Wisconsin Pollutant Discharge Elimination System (WPDES) Permit with the State of Wisconsin DNR, noting the District has been

working with the DNR on its permit renewal. Since the District's last permit was issued in 2013, federal requirements related to storm water management have changed and will impact the District's requirements under its next permit.

c) Draft Committee Meeting Minutes

Chairman Smiley provided a copy of the draft meeting minutes from the March 30, 2021 Finance Committee meeting.

3) Report of Finance Committee

a) Report on Current Financial Status

Chairman Smiley called upon Ms. Makoutz to present the report of the Finance Committee. Ms. Makoutz introduced the Report on Current Financial Status dated June 8, 2021 and called upon Ms. Kreklow to provide a financial update. The 2021 budget was reviewed and Ms. Kreklow noted that this year's insurance premium was slightly over budget but was in line with the historical average. She noted that revenues included the 1st quarter license plate proceeds, and overall the budget and investments are tracking well.

Ms. Kreklow reviewed the April 2021 treasurer's report, noting that the District has a fund balance of \$5.9 million in the unrestricted Operating fund and the restricted balances include approximately \$14.8 million in the Segregated Reserve Fund, \$21.7 million in the Stabilization fund, \$490,000 in the Maintenance and Capital Improvement fund, and \$41.9 million in the Asset-Liability Matching fund.

b) District Investment Report

Ms. Makoutz presented the investment update from Associated for the District's investment accounts. She noted that the Finance Committee reviewed the report at its meeting earlier in the day.

c) Consideration of the 2020 Southeast Wisconsin Professional Baseball Park District draft Independent Auditor's Report

Ms. Makoutz presented the District's 2020 draft Independent Auditor's report. She introduced the auditors from BDO, Bart Frank and Jay Luedtke, who noted that the District received an unqualified opinion on its financial statements and that there were no adjustments made to the financial statements as a result of the audit. Discussion ensued on the financial statements.

MOTION: It was moved by Ms. Makoutz and seconded by Mr. McCune to approve the 2020 draft Independent Auditor's Report as presented. The motion passed by unanimous voice vote.

4) Report of Project Participation Committee

a) 2021 Project Participation Report

Chairman Smiley called upon Mr. Thomsen to present the report of the Project Participation Committee. Mr. Thomsen provided the Board with the current participation report, noting the District achieved 61.4% for professional services and 15.3% for improvement projects for an overall participation rate of 33.7%. Mr. Thomsen also noted that since the post-construction began in 2004, the District has achieved an overall average of 20.9% participation. Mr. Thomsen reminded the Board that it adopted an updated Diversity Contracting Program last June, which broadened participation criteria and increased participation in the program.

5) Report of Operations Committee

a) 2020 and 2021 Segregated Reserve Fund Report

Chairman Smiley called upon Mr. Busalacchi to present the report of the Operations Committee. Mr. Busalacchi called upon Ms. Schwingle to review the 2020 and 2021 SRF reports. Ms. Schwingle provided an overview of projects, including the fire detection system replacement, track beam rehabilitation, retractable roof control system replacement and structural steel painting. Ms. Kreklow discussed progress on

its environmental management activities and storm water permit. Mr. Busalacchi reviewed the current master plan. Discussion ensued on the SRF projects.

b) Annual Facility Assessment Report

Mr. Busalacchi introduced Ms. Schwingle to present an overview of the annual facility assessment. Ms. Kreklow and Ms. Schwingle provided an overview of the annual facility assessment process. Ms. Schwingle illustrated routine maintenance items that have been or will be addressed by the MBBC, including alligator cracking of pavement, handrails in need of paint, and sealant deterioration, as well as items that have been or will be addressed through the SRF, including seats and flat roof replacement. She stated that the MBBC has a well-organized maintenance plan for the facility and site but that additional maintenance and repairs will need to be addressed as the building ages. Discussion ensued on the report and the maintenance of the building.

MOTION: It was moved by Mr. Busalacchi and seconded by Ms. Makoutz to accept and place on file the 2020 Annual Facility Assessment Report as presented. The motion passed by unanimous voice vote.

6) Other Business

a) Consideration of Resolution #2021-01 relating to Investment Services

Chairman Smiley called upon Ms. Kreklow to present Resolution #2021-01. Ms. Kreklow provided an overview of the resolution, explaining that it would update the Executive Director’s name on the investment agreement with Associated Bank.

MOTION: It was moved by Mr. Thomsen and seconded by Mr. Busalacchi to approve the resolution as presented. The motion passed by unanimous voice vote.

b) Correspondence to be Discussed

Chairman Smiley called upon Mr. Goss to present notable communications sent and received by the District since the last Board of Director’s meeting. Mr. Goss highlighted the communication between the WisDOT, MBBC, and District related to the upcoming I-94 East/West project that will modernize the freeway between 16th and 70th Streets. He also provided a copy of a subpoena the District received in regard to a lawsuit between Major League Baseball and their insurer. The District is not a party to the lawsuit and is working with legal counsel to provide the requested information. Finally, Mr. Goss commented on MBBC press releases related to COVID-19 protocols and the increase to 100% stadium capacity on June 25, 2021. Discussion ensued on the correspondence.

c) Other Communications

Mr. Goss indicated that tab 6c contains some of the pertinent communications the District has received or sent since the last Board of Directors meeting on March 30, 2021.

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 Ms. Makoutz 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 4:04 pm.