



## SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT

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### SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT BOARD OF DIRECTORS MEETING MINUTES September 14, 2021

#### Teleconference

**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; Mike Brockman, MBBC; media and other interested parties.

#### 1) Call to Order

Chairman Sheehy 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.

##### a) Review Open Meeting Notice

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

##### b) Approval of Meeting Minutes – June 8, 2021 Meeting

**MOTION:** It was moved by Mr. Zapfel and seconded by Mr. Busalacchi to approve the minutes of the June 8, 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 Sheehy thanked everyone for their volunteer service on the Board and Committees and congratulated the newly reappointed gubernatorial appointees, Anthony Berndt (Washington County) and Troy Denhoff (Racine County). He thanked all the members of the Board for their volunteer service and noted he is looking forward to continuing the public service and stewardship of American Family Field.

##### b) Executive Director Report

Chairman Sheehy introduced the Executive Director, Pat Goss, and asked him to provide an update of District activities. Mr. Goss provided the dates for the remaining 2021 and upcoming 2022 Board of Director and Committee meetings. He also welcomed Chairman Sheehy to the District Board of Directors.

##### c) Draft Committee Meeting Minutes

Chairman Sheehy noted a copy of the draft meeting minutes from the June 8, 2021 Finance Committee meeting were 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 provided the Board with the current participation report, noting the District achieved 45.1% participation for professional services and 26.6% for improvement projects for an overall diverse participation rate of 36.6%. Mr. Thomsen also noted that since the post-construction participation program began in 2004, the District has achieved an overall average of 20.9% participation. Discussion ensued on the project participation program goals.

#### **b) Brewers Community Foundation Annual Community Scholarship Report**

Mr. Thomsen presented the Brewers Community Foundation Annual Community Scholarship Report, highlighting that the fund balance was \$540,000 as of June 2021 and that there were three recipients that each received \$2,000 scholarships for the 2021-2022 school year.

### **4) Report of Operations Committee**

#### **a) 2020 and 2021 Segregated Reserve Fund Report**

Chairman Sheehy 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 and Ms. Kreklow provided an overview of projects, including the PVC membrane replacement, statue cleaning, track beam rehabilitation, retractable roof control system replacement, structural steel painting and environmental management. Ms. Kreklow commented on environmental management activities, including requirements in the District's most recent WPDES MS4 permit, and its impact on future budgets. Mr. Busalacchi reviewed the current master plan. Discussion ensued on the SRF projects and supply chain issues.

#### **b) American Family Field Quarterly Maintenance Report**

Mr. Busalacchi called upon Ms. Schwingle to present the Quarterly Maintenance Report. Ms. Schwingle highlighted the that all demand and preventative maintenance items continue to be performed in accordance with general maintenance goals. She also noted that JCI continues to have a very high safety record with no incidents during the quarter.

#### **c) Wisconsin Pollutant Discharge Elimination System (WPDES) Permit**

Mr. Busalacchi called upon Mr. Goss to present the WPDES permit. Mr. Goss presented an overview of the WPDES permit, noting the last permit expired in 2018 and the current permit is effective as of September 1, 2021. He highlighted some of the new permit requirements that will require additional efforts from staff and consultants to implement.

### **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 September 14, 2021 and called upon Ms. Kreklow to provide a financial update. Ms. Kreklow reviewed the July 2021 treasurer's report, noting that the District has a fund balance of \$5.4 million in the unrestricted Operating fund and the restricted balances include approximately \$14.6 million in the Segregated Reserve Fund, \$21.7 million in the Stabilization fund, \$585,000 in the Maintenance and Capital Improvement fund, and \$43.6 million in the Asset-Liability Matching fund. She explained that receipts included the 2<sup>nd</sup> quarter license plate proceeds.

The 2021 budget was reviewed and Ms. Kreklow noted that this year's insurance premium was slightly over budget, but overall expenditures are expected to be \$46,000 under budget and the budget is tracking well despite lower than expected investment returns. She also noted that \$1.2 million dollars in revenue is expected at the end of November from the Milwaukee Brewers annual rent payment.

**b) District Investment Report**

Mr. Stansil presented the economic update and investment performance summary from Associated for the District's investment accounts. He noted that investments are tracking well against benchmarks and that interest rates remain very low.

**6) Other Business**

**a) Correspondence to be Discussed**

Chairman Sheehy 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 a letter from the Milwaukee Brewers Baseball Club regarding their contribution to youth sports. The donations made by the Milwaukee Brewers during 2020 exceeded the \$20,000 legislatively required contribution.

**b) Other Communications**

Mr. Goss 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 on June 8, 2021.

**7) Adjourn**

**MOTION:** It was moved by Mr. Busalacchi and seconded by Ms. Makoutz to adjourn the meeting. The motion passed by unanimous voice vote and the Board of Directors meeting was adjourned at 3:36 pm.