



**SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT  
BOARD OF DIRECTORS  
MEETING MINUTES  
Tuesday, March 8, 2022**

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

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

**Board members excused:** Mark Thomsen, *Secretary*

**Others present:** Pat Goss, Kristi Kreklow, Shannon Schwingle, Lisa Wozny, *SEWPBPD Staff*; Sue Schellinger, Robert Habich, *Davis & Kuelthau*; media and other interested parties

## **1) Call to Order**

Chairman Sheehy called the meeting to order at 2:58 pm. and stated for the record that a quorum of Board members was present to conduct business and that Mark Thomsen was excused.

### **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 January 31, 2022**

**MOTION:** It was moved by Ms. Makoutz and seconded by Mr. Fraser to approve the minutes of the January 31, 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 and announced that the three Board members appointed by the Governor that were up for reappointment were recently confirmed by the Wisconsin State Legislature.

### **b) Executive Director Report**

Chairman Sheehy introduced the Executive Director, Pat Goss. Mr. Goss provided a brief update, highlighting the 2022 meeting dates and the “5-County Fridays” promotional days in the 2022

Milwaukee Brewers baseball schedule. The promotion allows residents of the five-county District to purchase tickets at a 50% discount.

**c) Draft Committee Meeting Minutes**

Chairman Sheehy noted a copy of the draft meeting minutes from the November 9, 2021, Finance Committee meeting was provided for informational purposes.

**3) Report of Project Participation Committee**

**a) Project Participation Report**

Chairman Sheehy called upon Ms. Kreklow to present the report of the Project Participation Committee. Ms. Kreklow summarized the 2021 year-end Project Participation Report, noting the District achieved 39.7% participation for professional services and for 12.4% improvement projects for an overall diverse participation rate of 24.8%. Ms. Kreklow also noted that since the post-construction participation program began in 2004, the District has achieved an overall average of 21.1% participation.

Discussion ensued on the diverse participation program achievements and goals.

**MOTION:** It was moved by Mr. Busalacchi and seconded by Mr. Berndt that the Project Participation Committee review the Diversity Contracting Program goals and report back to the Board of Directors on any recommended changes to the goals. The motion passed by a unanimous voice vote.

**4) Report of Operations Committee**

**a) Segregated Reserve Fund**

**i) Final 2020 Report**

Chairman Sheehy called upon Mr. Busalacchi to present the report of the Operations Committee. Mr. Busalacchi reviewed the final 2020 SRF report, noting the program was \$217,000 under budget.

**ii) 2021 and 2022 Update**

Mr. Busalacchi called upon Ms. Schwingle to review the 2021 and 2022 SRF reports. Ms. Schwingle provided an overview of the projects, including the fire detection system replacement, the retractable roof control system replacement, construction of the baseball humidifier room, the flat roof replacement, audio system replacement, cooling unit replacements, structural steel painting, the retractable roof PVC membrane replacement, and the parking lot/roadway replacement. Ms. Kreklow commented on the environmental management activities, including the progress towards case closure for the east lot remediation site. Ms. Schwingle noted that preseason maintenance will take place with the final commissioning of the new roof controls over the coming weeks.

Mr. Busalacchi reviewed the current master plan. Discussion ensued on the SRF 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 that nearly all demand and preventative

maintenance were completed within the quarter. She also noted that Johnson Controls continues to have a very high safety record with no incidents during the quarter.

**c) Discretionary Team Project Update**

Mr. Busalacchi called upon Ms. Schwingle to present an update of the 2022 Discretionary Team Project. Ms. Schwingle provided an overview of the new “Cream City Cocktail Bar” the Team is installing on the Loge level in the right field corner. Discussion ensued on the Discretionary Team Project improvements made over the years.

**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 March 8, 2022 and called upon Ms. Kreklow to provide a financial update. Ms. Kreklow reviewed the December 2021 treasurer’s report to highlight the District’s year-end investment summary, including the net income amounts.

Ms. Kreklow reviewed the final 2021 budget, noting that expenses were under budget and the Operating fund increased by about \$334,000, or \$175,000 more than budgeted. She also noted that the Milwaukee Brewers Baseball Club annual rent payment was received and license plate revenues were about \$30,000 more than budgeted. She explained that the investment income reflected the mark-to-market valuation and that losses will not be realized since the District holds most securities to maturity. She also noted that 2021 revenues included a \$90,000 Focus on Energy grant for the LED sports lighting project.

Ms. Kreklow went on to present the January 2022 treasurer’s report, noting that the District had a balance of \$6.4 million in the unrestricted Operating fund and the restricted balances included approximately \$15 million in the Segregated Reserve Fund, \$21.4 million in the Stabilization fund, \$712,000 in the Maintenance & Capital Improvement fund and \$39.7 million in the Asset-Liability Matching fund. Ms. Kreklow explained that investment income reflects the mark-to-market valuation.

Ms. Kreklow provided an overview of the 2022 budget, noting that the District and the Milwaukee Brewers Baseball Club had made their 2022 SRF deposits and that expenses are tracking well.

**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 the current mark-to-market value of the investment income is negative due to the current rising rate market environment but since investments are held to maturity, the District will not realize those losses. Discussion ensued on mark-to-market valuation being the adjusted value of an asset to reflect its value if it were sold on a particular day.

**c) District Insurance Summary**

Mr. Stansil called upon Ms. Kreklow to review the 2022 District insurance program. Ms. Kreklow reviewed the 2022 insurance premiums and coverage, noting there were no significant changes in coverage from 2021. She noted the increased cyber liability insurance premium and explained that the District would be conducting a review of the cyber liability policy and the District’s potential risk to assist in determining the need for such a policy in future years.

## **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 Komatsu oil spill into the Menomonee River via the District's storm water outfall. Discussion ensued on the Komatsu oil spill.

### **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 Board of Directors meeting on November 9, 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**

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. Busalacchi 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 3:25 pm.

**MOTION:** It was moved by Mr. Busalacchi and seconded by Mr. Janssen 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 4:51 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 Ms. Makoutz and seconded by Mr. Fraser to adjourn the meeting. The motion passed by a unanimous voice vote and the Board of Directors meeting was adjourned at 4:52 pm.