



## SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT

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### SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT BOARD OF DIRECTORS MEETING MINUTES Tuesday, November 15, 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*; Deb Dassow, *Secretary*; Tony Berndt; Frank Busalacchi; Troy Dennhof; Terry Janssen; Dominic Ortiz; Jason Rae; John Zapfel

**Board members excused:** Doug Stansil

**Others present:** Pat Goss, Kristi Kreklow, Shannon Schwingle, Lisa Wozny, *SEWPBPD Staff*; Sue Schellinger, *Davis & Kuelthau*; Mike Brockman, *Milwaukee Brewers Baseball Club*; media and other interested parties

#### 1) Call to Order

Chairman Sheehy called the meeting to order at 3:02 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 Sheehy noted that the agenda was properly noticed pursuant to open meeting laws.

##### b) Approval of Meeting Minutes - Meeting of September 13, 2022

Chairman Sheehy asked if there were any corrections or additions to the September 13, 2022, meeting minutes. There were none.

**MOTION:** It was moved by Mr. Busalacchi and seconded by Ms. Makoutz to approve the minutes of the September 13, 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 board members for their voluntary service.

**b) Executive Director Report**

Chairman Sheehy introduced the Executive Director, Pat Goss. Mr. Goss provided a brief update, highlighting the 2023 meeting dates and the annual youth sports contribution letter from the Milwaukee Brewers Baseball Club, L.P.

**c) Draft Committee Meeting Minutes**

Chairman Sheehy noted a copy of the draft meeting minutes from the October 11, 2022, Finance Committee and Joint Finance and Operations Committee meetings were provided for informational purposes.

**3) Report of Project Participation Committee**

**a) Project Participation Report**

Chairman Sheehy called upon Mr. Rae to present the report of the Project Participation Committee. Mr. Rae summarized the report, noting the District achieved 44.0% participation for professional services and 40.1% for improvement projects for an overall diverse participation rate of 40.8% to date. He also noted that the District had reached out to diverse groups to notify them of where to find District bidding opportunities.

**4) Report of Operations Committee**

**a) Segregated Reserve Fund**

**i) 2021 Final**

Chairman Sheehy called upon Mr. Busalacchi to present the report of the Operations Committee. Mr. Busalacchi stated that the 2021 SRF program is now complete and is approximately \$1.1 million under budget due to a couple of large projects coming in well under budget.

**ii) 2022 and 2023 Update**

Mr. Busalacchi then called upon Ms. Schwingle to review the 2022 and 2023 SRF reports. Ms. Schwingle provided an overview of the ongoing projects, including the fire detection system replacement, audio system replacement, seat replacement, structural steel painting, and environmental management. Discussion ensued on SRF projects. Mr. Busalacchi reviewed the current master plan.

**5) Report of Finance Committee**

**a) Report on Current Financial Status**

Chairman Sheehy called upon Ms. Makoutz to present the report of the Finance Committee. Ms. Makoutz introduced the Report on Current Financial Status dated November 15, 2022 and called upon Ms. Kreklow to provide a financial update. Ms. Kreklow reviewed the October 2022 treasurer's report, noting that the District had a balance of \$840,000 in the unrestricted Operating fund and the restricted balances included approximately \$10.9 million in the Segregated Reserve fund, \$25.0 million in the Stabilization fund, \$925,000 in the Maintenance and Capital Improvement fund, and \$33.4 million in the Asset-Liability Matching fund. Ms. Kreklow explained that investment income reflects the mark-to-market valuation that includes unrealized losses.

Ms. Kreklow provided an overview of the 2022 budget, noting that it is tracking well and the \$90,000 use of operating funds for the higher-than-expected property insurance premium does not need to be utilized. It is anticipated that the Operations fund balance should increase by approximately \$181,000 at year end.

**b) Associated Investment Report**

Ms. Makoutz presented the Associated investment performance and holdings report for the District's investment accounts.

**c) Consideration of Resolution # 2022-06 relating to Adopting the 2023 District Budget**

Ms. Makoutz introduced the 2023 proposed budget noting that it was published in a local newspaper and on the District's website. The Finance Committee held a public hearing on the proposed budget earlier in the day. She noted there were no speakers or comments at the public hearing and called upon Ms. Kreklow to provide a summary of the 2023 proposed budget.

Ms. Kreklow provided an overview of the 2023 proposed budget, noting a few changes from the 2022 budget. Discussion ensued on the proposed budget.

**MOTION:** It was moved by Mr. Busalacchi and seconded by Ms. Makoutz to approve Resolution #2022-06 as presented. The motion was approved by a unanimous roll call vote.

**6) Other Business**

**a) Resolution #2022-07 relating to Appointment of Officers for Calendar Year 2023 and Approval of District Actions for Calendar Year 2022**

Chairman Sheehy introduced Resolution #2022-07, which approves District actions for 2022 and appoints officers of the Board of Directors for 2023.

**MOTION:** It was moved by Mr. Dennhof and seconded by Mr. Berndt to approve Resolution #2022-07 as presented. The motion was approved by a unanimous voice vote.

**b) 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. Discussion ensued on District communications.

**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. Busalacchi and seconded by Ms. Makoutz to convene the meeting into closed session. The motion was approved by a unanimous roll call vote and the Board of Directors meeting convened in closed session at 3:16 pm.

**MOTION:** It was moved by Mr. Busalacchi and seconded by Mr. Jannsen to reconvene the meeting in open session. The motion was approved by a unanimous roll call vote and the Board of Directors meeting reconvened in open session at 4:03 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. Busalacchi 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 4:04 pm.