



## SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT

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### SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT BOARD OF DIRECTORS MEETING MINUTES Thursday, April 6, 2023

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; Doug Stansil; John Zapfel

**Board members excused:** Danielle Bergner

**Others present:** Pat Goss, Kristi Kreklow, Shannon Schwingle, Lisa Wozny, *SEWPBPD Staff*; Sue Schellinger, Ryan Spott, *Amundsen & Davis*; 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 and that Danielle Bergner 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 November 15, 2022

**MOTION:** It was moved by Mr. Rae and seconded by Ms. Makoutz to approve the minutes of the November 15, 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. He recognized Alec Fraser for his years of volunteer service and noted that Danielle Bergner is the new Milwaukee County representative appointed by the Milwaukee County Executive.

**b) Executive Director Report**

Chairman Sheehy introduced the Executive Director, Pat Goss. Mr. Goss provided a brief update, highlighting the 2023 meeting dates, the Brewers 5-County Fridays promotion, a memo outlining the legislation guidelines on the acceptance of gifts and tickets, and the 2022 retractable roof summary.

**c) Draft Committee Meeting Minutes**

Chairman Sheehy noted a copy of the draft meeting minutes from the December 14, 2022, Joint Finance and Operations Committee meeting 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 that for 2022 the District achieved 48.3% participation for professional services and 26% for improvement projects for an overall diverse participation rate of 28.8%. He also noted that, since the District began its voluntary post-construction participation goals in 2004, an overall rate of 22.3% diverse firm participation has been achieved.

**4) Report of Operations Committee**

**a) 2022 and 2023 Segregated Reserve Fund Update**

Chairman Sheehy called upon Frank Busalacchi to present the report of the Operations Committee. Mr. Busalacchi introduced the 2022 and 2023 Segregated Reserve Fund (SRF) update and called upon Shannon Schwingle to provide a summary of current activities. Ms. Schwingle noted that the 2022 projects were mostly complete or very close to substantial completion, highlighting the fire detection system replacement, audio system replacement, and field level seat replacement projects.

Ms. Schwingle also discussed progress on the 2023 projects, including details on the generator control panel upgrade, storm water ejector pumps, loading dock repairs, mobile security gate installation, ADA TV installation and the chiller motor replacement. Ms. Kreklow provided an environmental update highlighting the progress made towards case closure for the remediation site.

Discussion ensued on the 2022 and 2023 Segregated Reserve Fund projects.

**b) Quarterly Maintenance Report**

Mr. Busalacchi introduced the quarterly maintenance report and Ms. Schwingle provided an overview of the report, highlighting the exemplary performance of maintenance and safety training for the quarter.

**c) Discretionary Team Project Update**

Mr. Busalacchi called upon Ms. Schwingle to provide an update on the Discretionary Team Projects completed this off season. Ms. Schwingle and Ms. Kreklow presented the most recent Discretionary Team Projects, including the Potawatomi Flame, J. Leinenkugel's Barrel Yard, and renovations to the reception desk area. Discussion ensued on the Discretionary Team Projects.

**d) WPDES Annual Report**

Mr. Busalacchi presented the WPDES permit biennial report submitted to the State of Wisconsin Department of Natural Resources (DNR) on March 29, 2023. Ms. Kreklow discussed the report details and informed the Board that the report will be posted to the District’s website.

**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 April 6, 2023, and called upon Ms. Kreklow to provide a financial update. Ms. Kreklow reviewed the February 2023 treasurer’s report, including current account balances. She noted that there was a \$53,000 deposit from fourth quarter 2022 specialized Brewers license plate sales. She also explained that investment income reflects the mark-to-market valuation that includes unrealized losses.

Ms. Kreklow provided an overview of the final 2022 budget, noting that the Operating fund balance increased by approximately \$300,000 during 2022. She also noted that, going forward, the budget will reflect the investment net income, per discussion and concurrence by the Finance Committee at their meeting earlier in the day. The mark-to-market investment amounts will still be reflected in the monthly treasurer’s report.

Ms. Kreklow also reviewed the 2023 budget and highlighted the property insurance premium, which increased 30% from 2022. The District currently anticipates offsetting that increase by coming in under budget in other operating accounts, including outside services. Discussion ensued on the property insurance premium.

**b) Associated Investment Report**

Mr. Stansil presented the Associated investment performance and holdings report for the District’s investment accounts. He provided an overview, noting that most of the investments have a shorter duration and that short term interest rates are rising.

**c) District Insurance Summary**

Mr. Stansil introduced the 2023 District Insurance Summary and called upon Ms. Kreklow to provide a summary. Ms. Kreklow summarized the 2023 insurance coverage for the District, highlighting the change to the cyber liability policy.

**6) Other Business**

**a) Other Communications**

Chairman Sheehy indicated that tab 6a 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 to move the meeting into closed session to allow for a discussion with the District's legal counsel regarding legal matters.

**MOTION:** The Board of Directors approved by a unanimous roll call vote, to convene the meeting in closed session. The Board of Directors meeting convened into closed session at 3:27 pm.

**MOTION:** It was moved by Ms. Dassow 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 4:36 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. Jannsen and seconded by Mr. Zapfel to adjourn the meeting. The motion passed by a unanimous voice vote and the Board of Directors meeting was adjourned at 4:38 pm.