



SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT

ADDRESS: 1 BREWERS WAY MILWAUKEE, WI 53214 E-MAIL: CONTACT@WIBASEBALLDISTRICT.COM PHONE: (414)902-4040



DRAFT

**SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT
BOARD OF DIRECTORS
MEETING MINUTES
Tuesday, November 21, 2023**

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

Board members present: Tim Sheehy, *Chairperson*; Danielle Bergner, *Vice-Chairperson*; Deb Dassow, *Secretary*; Tony Berndt; Troy Dennhof; Dominic Ortiz; Jason Rae; Doug Stansil; John Zapfel

Board members excused: Terry Jannsen, *Treasurer*; Frank Busalacchi; Kraig Sadownikow

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

1) Call to Order

Chairman Sheehy called the meeting to order at 2:00 pm and asked for a roll call of Board members. All members except Terry Jannsen, Frank Busalacchi, and Kraig Sadownikow were present. Chairman Sheehy 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 - Meeting of September 19, 2023

MOTION: It was moved by Mr. Rae and seconded by Mr. Stansil to approve the minutes of the September 19, 2023, 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 presented the Assembly Bill 438 and 439 that was recently approved by the State of Wisconsin Assembly and Senate. The bill paves the way for a new 27-year lease extension, as well as a new Board of Directors for the District. He thanked all Board members for serving in their volunteer assignments.

b) Executive Director Report

Chairman Sheehy called upon the Executive Director, Pat Goss, to provide an update. Mr. Goss provided a brief update on the WisDOT I-94 East West Corridor project and provided the tentative 2024 Board and Committee meeting dates.

c) Draft Committee Meeting Minutes

Chairman Sheehy noted a copy of the meeting minutes from the November 14, 2023, Finance Committee meeting was provided for informational purposes.

Chairman Sheehy noted that the agenda would be taken out of order and that agenda item #6, Other Business, would be discussed first.

6) Other Business

a) Consideration of Resolution #2023-05 relating to Appointment of Officers for Calendar Year 2024 and Approval of District Actions for Calendar Year 2023

Chairman Sheehy introduced Resolution #2023-05 which approves District actions for 2023 and appoints officers of the Board of Directors for 2024.

MOTION: It was moved by Mr. Rae and seconded by Mr. Stansil to approve Resolution #2023-05 as presented. The motion passed by a unanimous voice vote.

b) Consideration of Resolution #2023-06 relating to Approval of 2024 Segregated Reserve Fund Program

Chairman Sheehy called upon Shannon Schwingle to provide an overview of the 2024 Segregated Reserve Fund program. Ms. Schwingle and Ms. Kreklow presented each of the 2024 proposed SRF projects. Discussion ensued on the 2024 Segregated Reserve Fund projects and funding.

MOTION: It was moved by Ms. Dassow and seconded by Mr. Ortiz to approve Resolution #2023-06 as presented. The motion passed by a unanimous voice vote.

c) Other Communications

Chairman Sheehy indicated that tab 6(c) contained correspondence and other news articles published since the last meeting of the Board of Directors.

3) Report of the 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 2023 year-to-date report, noting that the District has achieved 47.9% participation for professional services and 32.9% for improvement projects for an overall diverse participation rate of 37.5%. 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 the Operations Committee

a) 2022 Final Report and 2023 Segregated Reserve Fund Update

Chairman Sheehy called upon Mr. Zapfel to provide a report of the Operations Committee. Mr. Zapfel called upon Ms. Schwingle to provide an update. Ms. Kreklow noted the 2022 projects were complete and came in \$945,000 under budget due to favorable bids on a couple of large projects.

Ms. Schwingle and Ms. Kreklow provided an overview of the 2023 Segregated Reserve Fund projects, including the south dock concrete replacement, environmental remediation site closure, chiller motor replacement, concrete track beam rehabilitation, loading dock security gates, scoreboard replacement, and broadcast room updates. Discussion ensued on the 2022 and 2023 Segregated Reserve Fund projects.

b) Environmental Update

Mr. Zapfel called upon Ms. Kreklow to provide an environmental update. Ms. Kreklow explained that the District had received closure on the environmental remediation sites and provided an overview the closure documents from the Wisconsin DNR.

5) Report of the Finance Committee

a) Report on Current Financial Status

Chairman Sheehy called upon Mr. Stansil to provide a report of the Finance Committee. Mr. Stansil introduced the Report on Current Financial Status dated November 21, 2023, and called upon Ms. Kreklow to provide a financial update. Ms. Kreklow reviewed the October 2023 treasurer's report, noting the current account balances. She also reviewed the 2023 budget, highlighting the insurance costs and license plate revenues. Discussion ensued on the 2023 budget.

b) Associated Investment Report

Mr. Stansil presented the Associated investment report and economic update, noting that interest rates were up. Discussion ensued on the investment report.

c) Consideration of Resolution #2023-04 relating to Adopting the 2024 District Budget

Mr. Stansil presented the 2024 proposed budget that was published in a local newspaper and on the District's website and reviewed at a public hearing on November 14, 2023. He called upon Ms. Kreklow to provide an overview. Ms. Kreklow discussed the budget, explaining the budget assumed similar operations to the current year. She noted the District's general liability insurance cost savings. Discussion ensued on the general liability insurance as well as the property insurance costs.

Discussion ensued on the 2024 SRF program that required a \$6 million additional SRF deposit to fund the projects. Ms. Kreklow recommended amending the budget before final approval to transfer up to \$1.4 million from the Maintenance and Capital Improvement fund to the SRF and up to \$4.6 million from the Stabilization fund to the SRF. Discussion ensued on the new legislative funding in Assembly Bill 438 and 439.

MOTION: It was moved by Mr. Ortiz and seconded by Ms. Dassow to amend Resolution #2023-04 to include the following:

Category	Account Number	Original Amount	Revised Amount	Change
District Additional Segregated Reserve Fund (SRF) Deposit		\$0	\$6,000,000	\$6,000,000
Use of Stabilization Fund		\$0	\$4,600,000	\$4,600,000
Use of Maintenance and Capital Improvement Fund		\$0	\$1,400,000	\$1,400,000

The motion passed by a unanimous roll call vote.

MOTION: It was moved by Mr. Dennhof and seconded by Mr. Rae to approve Resolution #2023-04 as amended. The motion passed by a unanimous roll call vote.

7) Adjourn

MOTION: Mr. Stansil thanked everyone for the opportunity to serve on the Board of Directors. It was moved by Mr. Stansil and seconded by Mr. Berndt to adjourn the meeting. The motion passed by a unanimous voice vote and the Board of Directors meeting was adjourned at 3:07 pm.