



WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT  
BOARD OF DIRECTORS  
MEETING MINUTES  
March 6, 2025

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

**Board members present in person:** Jenni Dye, *Chairperson*; Preston D. Cole, *Secretary*; John T. Zapfel, *Treasurer*; Michael Cantor; Craig Dickman; Andrew Disch; Senator Dan Feyen; Corey Gall; Dale Kooyenga; Thomas Wegner

**Board members attending remotely:** Representative Tyler August

**Board members not present:** Representative Robert Brooks, *Vice Chairperson*; Kevin Newell

**Others present:** Pat Goss, Kristi Kreklow, Shannon Schwingle, Lisa Wozny, *District staff*; Christopher Jaekels, Ryan Spott, *Amundsen Davis LLC*; Mike Brockman, *Milwaukee Brewers Baseball Club*; media and other interested parties

**1) Call to Order**

Chairperson Dye called the meeting to order at 10:01 am and asked for a roll call of Board members. Chairperson Dye stated for the record that a quorum of Board members was present in person to conduct business.

**a) Review Open Meeting Notice**

Chairperson Dye noted that the agenda was properly noticed pursuant to open meeting laws.

**b) Approval of Meeting Minutes – January 24, 2025 \***

Chairperson Dye presented the draft meeting minutes from the last meeting of the Board of Directors.

**MOTION:** It was moved by Mr. Zapfel and seconded by Mr. Wegner to approve the January 24, 2025 Board of Directors meeting minutes as presented. The meeting minutes were approved by a unanimous voice vote.

**2) Chairperson / Executive Director Report**

**a) Chairperson Report**

**i) Redevelopment Report**

Chairperson Dye noted that Godfrey and Kahn S.C. are working on a draft contract for facility management services. She reminded Board of Directors that a Redevelopment Report is due at the end of this calendar year and that the District will need to collaborate with outside parties. Chairperson Dye stated that the District is preparing an RFI for a consultant to lead the Redevelopment Report project.

**b) Executive Director Report**

Chairperson Dye called upon the Pat Goss to provide an update. Mr. Goss highlighted the 2025 Board of Directors meeting schedule and provided an overview of the memos regarding the ticket order process and guidelines regarding acceptance of gifts.

**3) Report Updates**

- a) Financial Update
- b) Capital Project Update
- c) Quarterly Maintenance Report
- d) 2025 Insurance Summary

Chairperson Dye introduced the report updates. She noted they were provided for informational purposes and called upon Kristi Kreklow for additional details. Ms. Kreklow commented on the financial update, noting that the treasurer's report for January 2025 included new accounts required by the legislation for winterization and emergency reserve required under the new lease. She also provided an overview of the District's 2025 insurance policies.

Chairperson Dye called upon Ryan Spott from Amundsen Davis, LLC to provide an overview of agenda items 4 – 7. Mr. Spott provided a summary of the updates, stating that generally the proposed policy and guideline updates were for compliance with the recent legislation, current guidance and best practices.

**4) Consideration of Resolution #2025-03, amending the Policy on Access to Public Records \***

Chairperson Dye presented Resolution #2025-03 and called upon Mr. Spott. Mr. Spott provided an overview of Resolution #2025-03 and the proposed amendments to the Policy on Access to Public Records.

**MOTION:** Following discussion, it was moved by Mr. Disch and seconded by Mr. Dickman that the Board of Directors approve Resolution #2025-03 as presented. The motion passed by a unanimous voice vote.

**5) Consideration of Resolution #2025-04, amending the Policy on Retention of Records \***

Chairperson Dye called upon Mr. Spott to review Resolution #2025-04. Mr. Spott provided an overview of Resolution #2025-04 and the proposed amendments to the Policy on Retention of Records.

**MOTION:** It was moved by Mr. Gall and seconded by Mr. Zapfel that the Board of Directors approve Resolution #2025-04 as presented. The motion passed by a unanimous voice vote.

**6) Consideration of Resolution #2025-05, amending the Guidelines Governing Professional Services \***

Chairperson Dye called upon Mr. Spott to review Resolution #2025-05. Mr. Spott provided an overview of Resolution #2025-05 and the proposed amendments to the Guidelines Governing Professional Services.

**MOTION:** It was moved by Mr. Cole and seconded by Mr. Feyen to approve Resolution #2025-05 as presented. The motion passed by a unanimous voice vote.

**7) Consideration of Resolution #2025-06, amending the Investment Policy \***

Chairperson Dye presented Resolution #2025-06 and called upon Mr. Spott. Mr. Spott provided an overview of Resolution #2025-06 and the proposed amendments to the Investment Policy.

**MOTION:** It was moved by Mr. Wegner and seconded by Mr. Gall to approve Resolution #2025-06 as presented. The motion passed by a unanimous voice vote.

**8) Consider responses to RFI for Facility Management Services\***

**a) Convene into Closed Session under Wis. Stat. 19.85(1)(e) (where competitive or bargaining reasons require a closed session) \*\***

Chairperson Dye introduced item # 8 and called for a motion to convene the Board of Directors in closed session under Wis. Stat. 19.85(1)(e), where competitive or bargaining reasons require a closed session.

**MOTION:** It was moved by Mr. Zapfel and seconded by Senator Feyen to convene the meeting in closed session. The motion passed by a unanimous roll call vote and the Board of Directors meeting convened in closed session at 10:19 am.

**b) Reconvene into Open Session. The Board of Directors reserves the right to take action on any topic discussed in closed session.**

**MOTION:** It was moved by Mr. Dickman and seconded by Senator Feyen to reconvene the meeting in open session. The motion passed by a unanimous roll call vote and the Board of Directors meeting reconvened in open session at 10:52 am.

At the conclusion of closed session, Chairperson Dye noted that the Board of Directors discussed the RFI responses for Facility Management Services.

**9) Consider Resolution #2025-07, Relating to Retention of a Facility Manager\***

Chairperson Dye presented Resolution #2025-07 and stated that the Operations Committee had conducted interviews with the companies that responded to the RFI for Facility Management Services and called upon the Operations Committee Chairperson, Andrew Disch, to provide an update on the Operations Committee's work. Mr. Disch provided an overview of the RFI for Facility Management process and the Operations Committee recommendation. Discussion ensued regarding the retention of a Facility Manager and recommendation of the Operations Committee, including the term of the contract.

**MOTION:** It was moved by Mr. Disch and seconded by Mr. Cole to approve Resolution #2025-07 adding the company name of The Sigma Group, Inc. and for a term to be determined at the discretion of the Board Chairperson. The motion passed by a unanimous voice vote.

Mr. Kooyenga and other Board Members commended Chairperson Dye for her leadership.

**10) Adjourn**

**MOTION:** It was moved by Mr. Kooyenga and seconded by Mr. Gall to adjourn the meeting. The motion passed by a unanimous voice vote and the Board of Directors meeting was adjourned at 10:56 am.